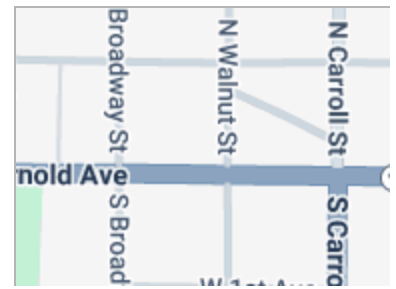


ALL FIELDS DETAIL



(36) Mls #	26306	(49) Total Sq. Ft.	2001-3500
(37) Class	COMMERCIAL	(50) Parking Capacity	1-5
(39) Type	OFFICE	(51) Approx. Age	61+ Yrs
(40) Area	ARNOLD	(52) Overhead Doors	None
(41) Asking Price	\$240,000	(53) Present Use	Office
(42) Address	203 W Arnold Avenue	(54) Ceiling Height	8-10 Feet
(44) City	ARNOLD	(55) Freight Elevator	Na
(45) State	NE	(56) Stories	Two
(46) Zip	69120	(57) Auction	No
(47) Status	ACTIVE		
(48) Sale/Rent	For Sale		
(121) IDX Include	Y		



GENERAL

(31) Internet Address	Yes	(32) VOW Include	Yes
(33) Internet Comment	Yes	(34) Internet AVM	Yes
(59) Agent	STEPHEN P MCGRATH - CELL: 308-636-6970	(60) Listing Office 1	GATEWAY REALTY - Main: 308-532-1810
(68) DRC (Y / N)	N	(71) Listing Date	5/28/2025
(72) Expiration Date	5/28/2026	(73) Legal	Lot Ten (10), Block Fifteen (15), R.E. Allen's Addition to Arnold, Custer County, Nebraska
(74) Building Sq. Ft.	2880	(75) Office Sq. Ft.	1440
(76) Warehouse Sq Ft.	1440	(80) Rentable Sq. Ft.	1440
(81) Total Sq. Ft	2880	(85) Lot Size	1872
(99) Zoning	Commercial	(101) Basement	Part
(110) Associated Document Count	2	(113) Update Date	5/29/2025
(114) Status Date	5/29/2025	(115) Hotsheet Date	5/29/2025
(116) Price Date	5/29/2025	(117) Input Date	5/29/2025 11:36 AM
(119) Original Price	\$240,000	(11) Days On Market	1
(12) Price Per SQFT	\$83.33	(3) Office Exclusive	No
(27) Geocode Quality	Exact Match	(10) Picture Count	11
(16) Input Date	5/29/2025 11:36 AM	(17) Update Date	5/29/2025 4:34 PM

FEATURES

Overhead Dr Ht	Parking	Roof	Flood Insurance
Na	Park Space	Flat	No
Construction	Park Area	Pitch	Not Required
Brick	Street Parking	Other	Terms
Siding	Util Avail	Docks	Sell Entirety
Stucco	Electric	None	Possession
Heat Type	City Water	Miscellaneous	At Closing
Propane Frc Air	City Sewer	Elec Hot Wtr Ht	To Show
Cooling	Foundation	Display Window	Call Agent
Central	Partial Basemen	Location	
		Downtown	

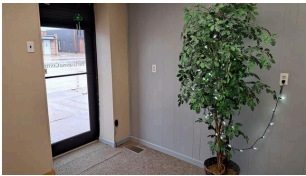
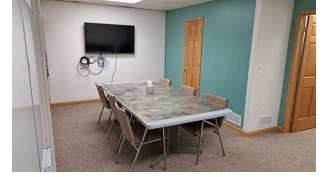
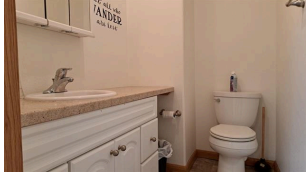
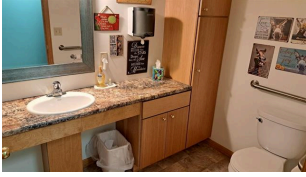
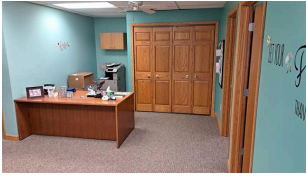
FINANCIAL

(126) Confidential Listing	Normal	(127) Taxes	415.02
(132) Parcel #	681700	(133) Tax Year	2024

REMARKS

(135) Remarks	Business is relocating to North Platte. Commercial building for sale. 19th century structure with modern finish and décor. Currently used as a office on the main floor. The building has two separate levels with lots of space and history: 1st floor office was restructured in 2016 and remodeled in 2024. • (3) offices • Reception/waiting area • Kitchen • 2 bathrooms • Conference room • Lighting and electrical upgrade • Roof replaced in 2019 • Floor joists replace 2024
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ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.