

HEMINGFORD COMMERCIAL BUILDING



A 6,500 Sqft. historical commercial building in downtown Hemingford, NE.

LEALA JIMERSON

Sales Associate

Leala's Cell: 308-615-9065

Email: leala@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$270,000	\$160,000
Location	800 Box Butte, Hemingford, NE 69348	
Legal Description	LTS 11 & 12 BLK 12 OT HEMINGFORD	
Taxes - Estimated	\$2,547.22	

Property Summary

MOTIVATED SELLER!

Move-In Ready 6500 sf Commercial Historical (1920) Building For Sale!!

The current owners operated Val General Store- A hardware and gun shop out of the building. The purchase of the building will include Lozier brand shelving, display cases, a paint shaker and tinting machine, Paladin POS System, desks, computer, printers, phone system, cage for ammunition, security system and Axis brand cameras.

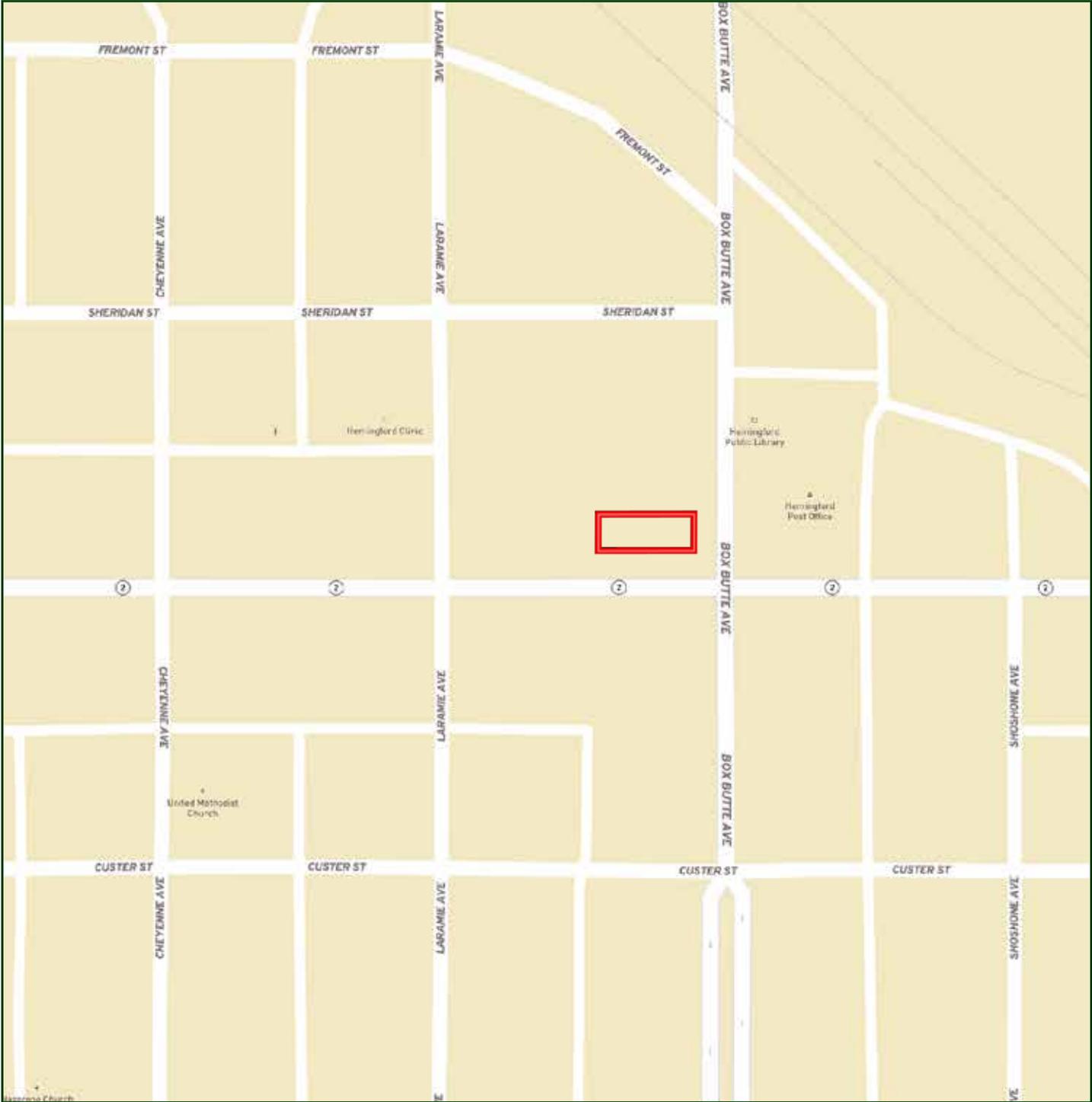
Many improvements have been completed inside and outside the building, including installing LED lighting throughout, new concrete sidewalks, new doors, windows and Hardie Board siding. The building also has a new commercial HVAC system.

The building has the original, operational freight elevator, and an expansive basement. Currently a youth archery club rents the basement for practice. There is a private office upstairs, and a garage door and shop area accessible from the alley.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

LEALA JIMERSON
Sales Associate
Leala's Cell: 308-615-9065
Email: leala@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

LEALA JIMERSON
Sales Associate
Leala's Cell: 308-615-9065
Email: leala@lashleyland.com

PROPERTY IMAGES



PROPERTY IMAGES



LEALA JIMERSON
Sales Associate
Leala's Cell: 308-615-9065
Email: leala@lashleyland.com

PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

Like us on Facebook
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

LEALA JIMERSON

Sales Associate

Leala's Cell: 308-615-9065

Email: leala@lashleyland.com