



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	\$170,000
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.

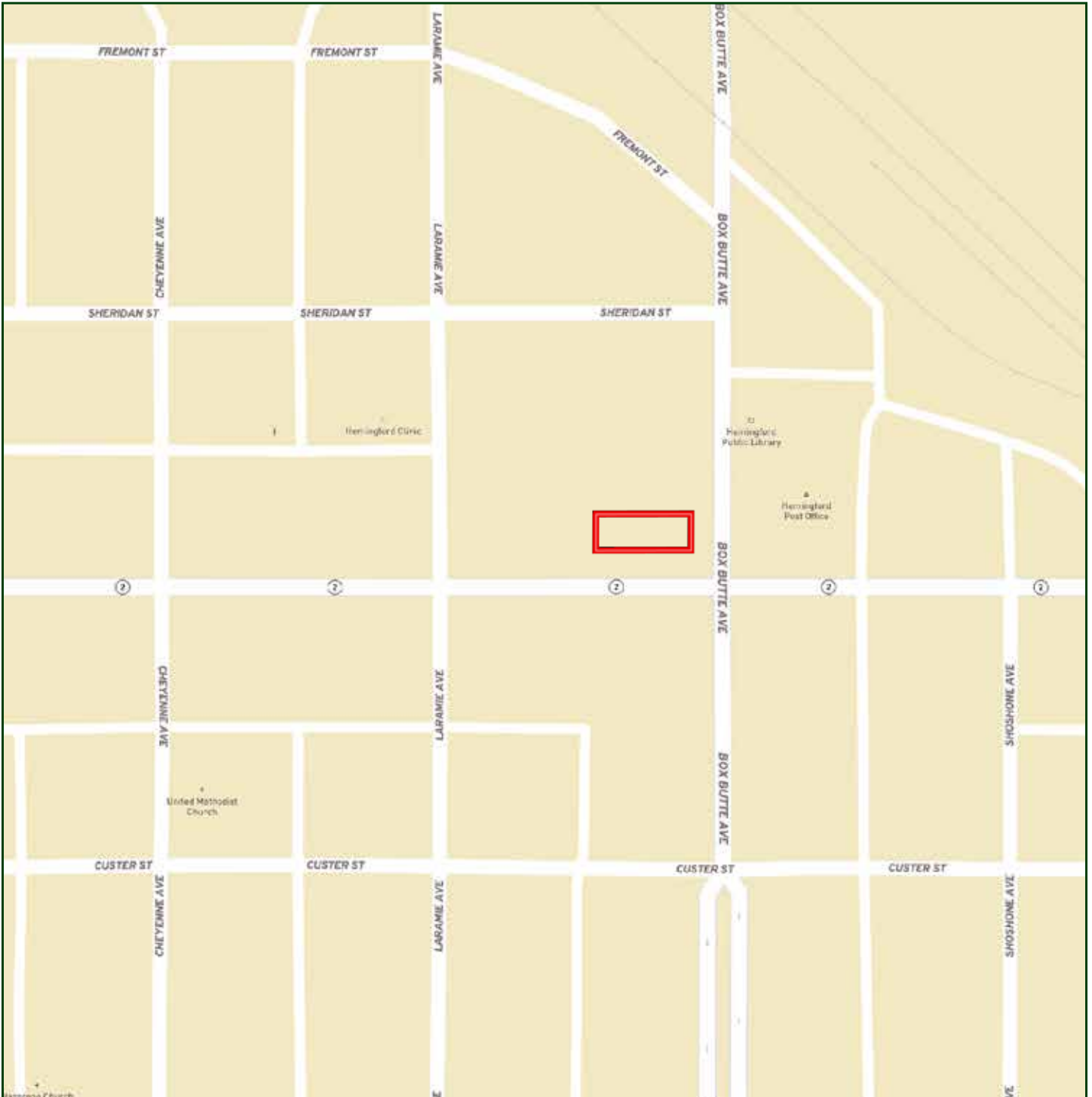
Many improvements have been completed inside and outside the building, including installing LED lighting throughout, new concrete sidewalks, new doors, windows and Hardie Board siding. The building also has a new commercial HVAC system.

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.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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