

FOR SALE



605 W US HIGHWAY 20

Gordon, NE 69343

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

605 W US HIGHWAY 20 | HOSPITALITY FOR SALE

GORDON, NE 69343



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Sale Price

\$210,000.00

LOCATION INFORMATION

Street Address 605 W US Highway 20
City, State, Zip Gordon, NE 69343
County Sheridan

PROPERTY INFORMATION

Property Type Hospitality / Land
Zoning Commercial
Buildings 1
Lot Size (Acres) 2.35 AC

BUILDING INFORMATION

Building Size 13,820 SF
Year Built 1972
Levels 3
Rooms 26
Operation Status Currently Closed

ADDITIONAL BUILDING INFORMATION

Motel Suites 2,990 SF
Restaurant 3,372 SF
Cocktail Lounge 1,110 SF
Storage 1,300 SF
Office 2,072 SF



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PROPERTY DESCRIPTION

Offering 26 rooms, the property accommodates a broad range of guests, from travelers looking for a comfortable place to rest to business visitors needing a convenient stopover.

LOCATION DESCRIPTION

Located on 2.35 acres with direct access to Highway 20, this site provides a great opportunity for redevelopment. From enhancing what's already in place to taking on an entirely new project, this site offers impressive versatility and accommodates numerous development paths.

PROPERTY HIGHLIGHTS

- **Full-Service Restaurant & Cocktail Lounge:** The lower level features a complete restaurant and lounge area, formerly a well-known steak house that once enjoyed strong local and visitor traffic. With the right concept, it could easily be reimagined and restored to a standout spot for both residents and travelers.
- **Additional Land Potential:** The generous space at the rear of the property allows for added development possibilities, offering a flexible investment.



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605 W US HIGHWAY 20 | DEMOGRAPHICS

GORDON, NE 69343



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,314	1,667	1,762
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	534	675	716
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$68,020	\$67,738	\$67,970
Average House Value	\$166,948	\$163,318	\$165,629

Demographics data derived from AlphaMap



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605 W US HIGHWAY 20 | MEET THE TEAM

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