

(3) CLASS
CI



**Multiple Listing Service of the
NEBRASKA STATE WIDE MLS
Commercial Data Form**

- Buffalo County
- Columbus
- Dawson County
- Fremont
- Hastings
- Out State NE
- Lincoln County
- Norfolk
- Scotts Bluff
- Gage County
- Grand Island

MLS #: _____

To enter this property into the computer from your office, select INPUT. **ALL FIELDS MARKED WITH AN ASTERISK MUST BE FILLED IN.**

(CHECK ONE ONLY)

*** TYPE**

- Commercial
- Office
- Retail
- Warehouse
- Real Estate
- Business Only
- Residential
- Free Standing
- Industrial
- Other

* AREA: **RNE**

* PRICE: \$ **325,000.00**

* ADDRESS: **1525** **16th Street**
St. # St. Dir. Street Name

* CITY: **Central City** * ZIPCODE: **68826**

ONE NUMBER MUST BE CHECKED UNDER THE FOLLOWING KEYWORDS:

*** TOTAL SQ. FOOTAGE**

- 2,000 or Less
- 2,001-3,500
- 3,501-5,000
- 5,001-7,500
- 7,501-10,000
- 10,001-12,500
- 12,501-15,000
- 15,001-20,000
- 20,001-50,000
- Over 50,000

*** PARKING CAPACITY**

- 1-5
- 5-10
- 10-20
- 20-50
- 50 or More
- N/A

*** APRX. AGE**

- New-UC
- 1-5 Yrs.
- 6-10 Yrs.
- 11-15 Yrs.
- 16-25 Yrs.
- 26-40 Yrs.
- 41-60 Yrs.
- 61+
- Unknown

*** OVERHEAD DOORS**

- None
- One
- Two
- Three
- Four
- Five or More
- Other-See Remarks

*** PRESENT USE**

- Retail
- Office
- Retail/ Office
- Hotel/ Motel
- Industrial
- Restaurant
- Shopping Center
- Warehouse
- Apartments
- Other

*** CEILING HEIGHT**

- Less than 8 Feet
- 8-10 Feet
- 11-15 Feet
- 16-20 Feet
- More than 20 Feet
- Varied Height
- N/A

*** FREIGHT ELEVATOR**

- Under 1000 lbs.
- 1001-2000 lbs.
- 2001-3000 lbs.
- 3001-4000 lbs.
- 4001-5000 lbs.
- N/A

*** STORIES**

- 1
- 2
- 3
- 4+

*** AUCTION**

- Yes
- No

KEYWORDS

of Units: **1**

List Agent/Office: **Diane Lewis** **Woods Bros Realty - Grand Island**

Phone: **(402) 469-6759**

Co-Agent/Office: _____

Phone: _____

Compensation: Sub Agent (Y/N) _____ Buyer's Agent (Y/N) **Y** Sub Co-Op (%) _____ Buy Co-Op (%) _____

Owner: **Central City Enterprises, LLC Jigna Patel, Central City Enterprises, LLC. Vaibhav Patel** Phone: **(308)460-9002**

Occupant: **Lincoln Manor Resturant** Phone: **(630)999-9494**

* List Date: **January 10, 2025** * Expire Date: **October 10, 2025**

Legal: **10 13 6 METCALF ADD S102' LOTS 7-8-9-10 BLK 8 45-4CC (10200 SQ FT)**

Legal: _____

Legal: _____

APPROX. SQ. FT.:

Building Sq. Ft.: **12420** Office Sq. Ft.: _____ Warehouse Sq. Ft. **7600 (upstairs storage)**

Retail Sq. Ft.: _____ Residential Sq. Ft.: _____ Land Sq. Ft.: **10200**

Rentable Sq. Ft.: _____ Total Sq. Ft.: _____

Upper: **7600** Main: **4820** Lower: _____

Lot Size: **10200** Apx. Bldg. Size: _____

INCOME:

Rents: **N/A** Sales: _____ Other: _____

Net Income: _____ Total Income: _____

EXPENSES:

Insurance: **\$800/mo. (approx)** Avg. Gas: _____ Avg. Electric: _____ Avg. Water: _____

Garbage: _____ Other: _____ Total Expenses: **\$1400/mo.**

Zoning: **Commercial** Pending: _____

Basement: **0.250** % Rails: **Yes** RR Handicap: **Yes**

Sprinkler: **No** Flood: **No** Amps: _____

Gross Lease Price: _____ Best Potential: _____

Description: **Total Expenses include all utilities, Gas, Electric, Water & Garbage.**

Description: _____

FEATURE CODES: (See Page Two)

Tax: **\$2,215.00** Tax Year: **2024** HOA Dues: **No**

Utilities Avg. Per Year: _____ Maintenance Avg. Per Year: _____ Flood Zone: **No**

Parcel #: **0002714.00**

Financing Remarks: _____

FINANCING

REMARKS (255 Characters)



(50) FEATURES: Under each category given, check all that apply.

<p>A. OVERHEAD DOOR HGT.</p> <p><input type="checkbox"/> 1. 7C 7 Ft. Clearance</p> <p><input type="checkbox"/> 2. 8C 8 Ft. Clearance</p> <p><input type="checkbox"/> 3. 10C 10 Ft. Clearance</p> <p><input type="checkbox"/> 4. 12C 12 Ft. Clearance</p> <p><input type="checkbox"/> 5. 124C 14 Ft. Clearance</p> <p><input checked="" type="checkbox"/> 6. N/A N/A</p> <p>A. OVERHEAD DOOR WIDTH</p> <p><input type="checkbox"/> 51. 8W 8 Ft. Wide</p> <p><input type="checkbox"/> 52. 10W 10 Ft. Wide</p> <p><input type="checkbox"/> 53. 12W 12 Ft. Wide</p> <p><input type="checkbox"/> 54. 14W 14 Ft. Wide</p> <p><input checked="" type="checkbox"/> 55. N/A N/A</p> <p>B. CONSTRUCTION</p> <p><input checked="" type="checkbox"/> 1. FR Frame</p> <p><input checked="" type="checkbox"/> 2. BR Brick</p> <p><input type="checkbox"/> 3. UC Under Construction</p> <p><input type="checkbox"/> 4. CC Concrete</p> <p><input type="checkbox"/> 5. CB Concrete Block</p> <p><input type="checkbox"/> 6. CP Concrete Poured</p> <p><input type="checkbox"/> 7. MT Metal</p> <p><input type="checkbox"/> 8. SN Stone</p> <p><input type="checkbox"/> 9. ST Stucco</p> <p>C. SIDING</p> <p><input type="checkbox"/> 1. AL Aluminum</p> <p><input checked="" type="checkbox"/> 2. BR Brick</p> <p><input type="checkbox"/> 3. CD Cedar</p> <p><input type="checkbox"/> 4. CB Cedar Brick</p> <p><input type="checkbox"/> 5. CB Concrete Block</p> <p><input type="checkbox"/> 6. LP Lap</p> <p><input type="checkbox"/> 7. MA Masonite</p> <p><input type="checkbox"/> 8. SL Slate</p> <p><input type="checkbox"/> 9. SE Steel</p> <p><input type="checkbox"/> 10. ST Stucco</p> <p><input type="checkbox"/> 11. VT Vertical</p> <p><input type="checkbox"/> 12. VC Vertical Cedar</p> <p><input type="checkbox"/> 13. VI Vinyl</p> <p><input type="checkbox"/> 14. WD Wood</p> <p><input type="checkbox"/> 15. WB Wood Brick</p> <p>D. HEAT TYPE</p> <p><input type="checkbox"/> 1. EL Electric</p> <p><input type="checkbox"/> 2. EB Electric Baseboard</p> <p><input type="checkbox"/> 3. EF Electric Forced Air</p> <p><input checked="" type="checkbox"/> 4. GF Gas Forced Air</p> <p><input type="checkbox"/> 5. HP Heat Pump</p> <p><input type="checkbox"/> 6. HW Hot Water</p> <p><input type="checkbox"/> 7. OI Oil</p> <p><input type="checkbox"/> 8. PP Propane</p> <p><input type="checkbox"/> 9. PF Propane Force Air</p> <p><input type="checkbox"/> 10. RH Radiant Heat</p> <p><input type="checkbox"/> 11. SO Solar</p> <p><input type="checkbox"/> 12. SP Space</p> <p><input type="checkbox"/> 13. ST Steam</p> <p><input type="checkbox"/> 14. WH Wall Heat</p> <p>E. COOLING</p> <p><input checked="" type="checkbox"/> 1. CA Central Air</p> <p><input checked="" type="checkbox"/> 2. HP Heat Pump</p> <p><input type="checkbox"/> 3. WI Window Unit</p> <p><input type="checkbox"/> 4. WA Wall Unit</p> <p>F. FLOORS</p> <p><input type="checkbox"/> 1. CS Concrete Slab</p> <p><input checked="" type="checkbox"/> 2. TI Tile</p> <p><input checked="" type="checkbox"/> 3. WD Wood</p> <p><input checked="" type="checkbox"/> 4. PC Part Carpet</p> <p><input type="checkbox"/> 5. AC All Carpet</p> <p><input type="checkbox"/> 6. DT Dirt</p> <p><input type="checkbox"/> 7. HV Heavy</p> <p><input type="checkbox"/> 8. VI Vinyl</p> <p><input type="checkbox"/> 9. OT Other</p>	<p>G. PARKING</p> <p><input type="checkbox"/> 1. PS Parking Space</p> <p><input checked="" type="checkbox"/> 2. PA Parking Area</p> <p><input type="checkbox"/> 3. PG Parking Garage</p> <p><input type="checkbox"/> 4. AS Asphalt</p> <p><input type="checkbox"/> 5. CC Concrete</p> <p><input checked="" type="checkbox"/> 6. PV Paved</p> <p><input type="checkbox"/> 7. GV Gravel</p> <p><input type="checkbox"/> 8. DT Dirt</p> <p><input type="checkbox"/> 9. OS Off Site</p> <p><input checked="" type="checkbox"/> 10. SP Street Parking</p> <p><input type="checkbox"/> 11. OT Other</p> <p>H. UTILITIES AVAILABLE</p> <p><input checked="" type="checkbox"/> 1. EL Electric</p> <p><input checked="" type="checkbox"/> 2. GA Gas</p> <p><input type="checkbox"/> 3. PW Private Water</p> <p><input checked="" type="checkbox"/> 4. CW City Water</p> <p><input type="checkbox"/> 5. PS Private Sewer</p> <p><input checked="" type="checkbox"/> 6. CS City Sewer</p> <p><input type="checkbox"/> 7. UK Unknown (Verify)</p> <p>I. FOUNDATION</p> <p><input type="checkbox"/> 1. SL Slab</p> <p><input type="checkbox"/> 2. CR Crawl</p> <p><input checked="" type="checkbox"/> 3. PB Partial Basement</p> <p><input type="checkbox"/> 4. FB Full Basement</p> <p><input type="checkbox"/> 5. OT Other</p> <p>J. ROOF</p> <p><input checked="" type="checkbox"/> 1. FL Flat</p> <p><input type="checkbox"/> 2. PI Pitch</p> <p><input type="checkbox"/> 3. TG Tar & Gravel</p> <p><input checked="" type="checkbox"/> 4. AS Asphalt</p> <p><input type="checkbox"/> 5. AS Asbestos</p> <p><input type="checkbox"/> 6. WD Wood</p> <p><input type="checkbox"/> 7. MT Metal</p> <p><input type="checkbox"/> 8. TI Tile</p> <p><input type="checkbox"/> 9. CC Concrete</p> <p><input type="checkbox"/> 10. SL Slate</p> <p><input type="checkbox"/> 11. OT Other</p> <p>K. DOCKS</p> <p><input type="checkbox"/> 1. RL Rails</p> <p><input type="checkbox"/> 2. PU Pickup</p> <p><input type="checkbox"/> 3. SM Semi</p> <p><input type="checkbox"/> 4. PD Pit Dock</p> <p><input checked="" type="checkbox"/> 5. NO None</p> <p>L. MISCELLANEOUS</p> <p><input checked="" type="checkbox"/> 1. GH Gas Hot Water Heater</p> <p><input type="checkbox"/> 2. EH Elec Hot Water Heater</p> <p><input type="checkbox"/> 3. TP Tenant Pays Utilities</p> <p><input type="checkbox"/> 4. LA Liv Area In Building</p> <p><input checked="" type="checkbox"/> 5. IS Inside Storage</p> <p><input checked="" type="checkbox"/> 6. OS Outside Storage</p> <p><input type="checkbox"/> 7. DW Display Window</p> <p><input checked="" type="checkbox"/> 8. TD Truck Door</p> <p><input type="checkbox"/> 9. EL Elevator</p> <p><input type="checkbox"/> 10. FE Fire Escape</p> <p><input type="checkbox"/> 11. FS Fire Stairs</p> <p><input type="checkbox"/> 12. SL Security Lighting</p> <p><input checked="" type="checkbox"/> 13. SS Security System</p> <p><input type="checkbox"/> 14. RA Railroad Available</p> <p><input type="checkbox"/> 15. RS Rail Spur</p> <p><input type="checkbox"/> 16. FN Fencing</p> <p><input type="checkbox"/> 17. GP Gas Pumps</p> <p><input type="checkbox"/> 18. TK Tanks</p> <p><input type="checkbox"/> 19. AB Auto Bay</p> <p><input type="checkbox"/> 20. SP Sprinkler System</p> <p><input checked="" type="checkbox"/> 21. SM Utility Separate Meter</p> <p><input type="checkbox"/> 22. MM Utility Master Meter</p> <p><input type="checkbox"/> 23. OT Other</p>	<p>M. LOCATION</p> <p><input checked="" type="checkbox"/> 1. Downtown</p> <p><input type="checkbox"/> 2. Free Standing</p> <p><input type="checkbox"/> 3. Industrial Park</p> <p><input type="checkbox"/> 4. Shopping Center</p> <p><input type="checkbox"/> 5. Strip Center</p> <p><input checked="" type="checkbox"/> 6. Corner Lot</p> <p><input type="checkbox"/> 7. Other</p> <p>N. FLOOD INSURANCE</p> <p><input type="checkbox"/> 1. Yes</p> <p><input checked="" type="checkbox"/> 2. No</p> <p><input type="checkbox"/> 3. May Be Required</p> <p><input type="checkbox"/> 4. Not Required</p> <p><input type="checkbox"/> 5. Status Unknown</p> <p>O. DOCUMENTS ON FILE</p> <p><input type="checkbox"/> 1. BS Boundary Survey</p> <p><input type="checkbox"/> 2. TO Topography</p> <p><input type="checkbox"/> 3. PP Plot Plan</p> <p><input type="checkbox"/> 4. PH Aerial Photo</p> <p><input checked="" type="checkbox"/> 5. LD Legal Description</p> <p><input checked="" type="checkbox"/> 6. OS Operation Statement</p> <p><input type="checkbox"/> 7. AP Appraisal</p> <p><input checked="" type="checkbox"/> 8. IL Inventory List</p> <p><input type="checkbox"/> 9. FD Fixed Detail</p> <p><input checked="" type="checkbox"/> 10. LD License Detail</p> <p><input type="checkbox"/> 11. BP Building Plans</p> <p><input type="checkbox"/> 12. DS Demographic Study</p> <p><input type="checkbox"/> 13. AB Abstract</p> <p><input checked="" type="checkbox"/> 14. TR Tax Returns</p> <p><input type="checkbox"/> 15. NO None</p> <p><input type="checkbox"/> 16. OT Other</p> <p>P. TERMS</p> <p><input checked="" type="checkbox"/> 1. SE Sell Entirety</p> <p><input type="checkbox"/> 2. WD Will Divide</p> <p><input type="checkbox"/> 3. BS Build To Suit</p> <p><input type="checkbox"/> 4. EX Exchange</p> <p><input type="checkbox"/> 5. EO Exchange Only</p> <p><input type="checkbox"/> 6. LE Lease</p> <p><input type="checkbox"/> 7. LO Lease Only</p> <p><input type="checkbox"/> 8. SL Sale/Lease Back</p> <p><input type="checkbox"/> 9. OC Owner Carry</p> <p><input type="checkbox"/> 10. AS Assumption</p> <p><input type="checkbox"/> 11. WA Wrap Around</p> <p><input checked="" type="checkbox"/> 12. RO Real Estate Only</p> <p><input type="checkbox"/> 13. BO Business Only</p> <p><input type="checkbox"/> 14. OT Other</p> <p>Q. POSSESSION</p> <p><input checked="" type="checkbox"/> 1. AC At Closing</p> <p><input type="checkbox"/> 2. ST Subject to Tenants</p> <p><input type="checkbox"/> 3. NG Negotiable</p> <p><input type="checkbox"/> 4. SR See Remarks</p> <p>R. TO SHOW</p> <p><input type="checkbox"/> 1. LB Lock Box</p> <p><input checked="" type="checkbox"/> 2. CA Call Agent</p> <p><input checked="" type="checkbox"/> 3. AP Make Appoint.</p> <p><input checked="" type="checkbox"/> 4. 24 24 HR. Notice</p> <p>S. UTILITY PD BY RENTER</p> <p><input type="checkbox"/> 1. GA Gas</p> <p><input type="checkbox"/> 2. EL Electricity</p> <p><input type="checkbox"/> 3. WT Water</p> <p><input type="checkbox"/> 4. GB Garbage</p> <p><input type="checkbox"/> 5. CB Cable</p> <p><input checked="" type="checkbox"/> 6. NO None</p> <p><input type="checkbox"/> 7. SU Apply to Some Units</p> <p><input type="checkbox"/> 8. AU Apply to All Units</p>	<p>T. UTILITY PD BY OWNER</p> <p><input checked="" type="checkbox"/> 1. GA Gas</p> <p><input checked="" type="checkbox"/> 2. EL Electric</p> <p><input checked="" type="checkbox"/> 3. WT Water</p> <p><input checked="" type="checkbox"/> 4. GB Garbage</p> <p><input type="checkbox"/> 5. CA Common Area Only</p> <p><input checked="" type="checkbox"/> 6. CB Cable</p> <p><input type="checkbox"/> 7. NO None</p> <p><input type="checkbox"/> 8. SU Applies to Some Units</p> <p><input type="checkbox"/> 9. AU Applies to All Units</p>
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