

No owner financing Cash only.

Recently Remodeled, block outer walls, framed up inside with 2x6s insulated and sheet rocked 2008! Carpets good condition, walls could use a coat of paint but not bad. New rubber roof 2021, ready for retail use! Stocked with Mid-Century Inventory that can be Negotiated In or Out! (willing to empty building to complete a sale, can be done in a few weeks, some have inquired with inventory so waiting till we have a firm deal either way, full payment or a 10% NONE REFUNDABLE (for empty building), Down cements the deal then will auction inventory!

*Has a Modest Apartment that can be owner / Manager Occupied!

*Cost to rebuild building of this size and construction 1-2 Million Construction costs rising to fast to keep up with!

*Empty properties within 2-3 blocks along same street 3rd have sold for \$300k, \$500K, and back in 2015 1.3 million just 1 block from us all these had NO Buildings on them!

*One property sold in 2020, had a building smaller than this one, in very poor condition sold for \$400K. There's not much available along our main street 3rd here in Alliance Ne, which connects to Heartland Expressway, and with construction costs continuing to escalate, more and more folks are looking for existing buildings to utilize, so this one priced at just \$449,000 is a... well what do you think? This property is ready to use or resell, the modest Investor could double or triple their investment in a few years, taxes are easy just \$1,200 a year!

Call Owner Bruce for appointment to see or discuss, 308 seven six zero 3499 between 9am 6pm Mountain time