

Downtown Commercial Building

1405 Broadway
Scottsbluff, Nebraska 69361
www.cbre.com/nebraska



Property Information

Sale Price	See Agent
Building Size	±31,284 SF
Lot Size	1.58 AC / 68,825 SF
Year Built	1996

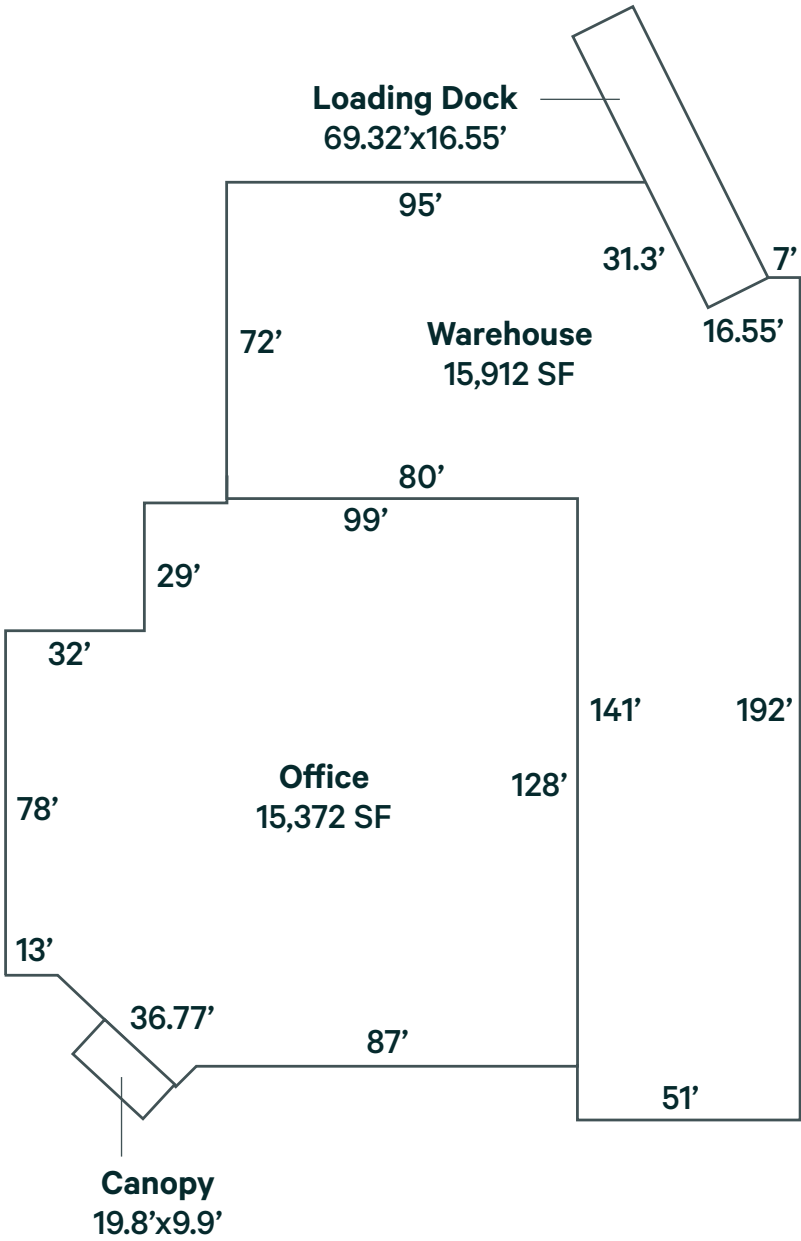
Features

- + Ideally situated in downtown Scottsbluff near many amenities
- + All-brick, one-story building with mezzanine and efficient warehouse
- + Four drive-in doors, one dock-high door
- + Ample street and front door parking
- + Great owner/user opportunity
- + High-visibility on a corner lot with grand entrance
- + Late 1970s - extensively remodeled
- + 1996 - remodeled & new additions (garage, distribution center, loading dock, north side of office and mezzanine)

Commercial Building - Retail / Flex

1405 Broadway | Scottsbluff, Nebraska 69361

For Sale



Property Information			
Address	1405 Broadway, Scottsbluff, Nebraska 69361	Office	15,372 SF
County	Scotts Bluff	Warehouse	15,912 SF
Parcel Number	010331654	Mezzanine	576 SF, 36'x16', excludes stairway
Class	Commercial - Retail / Flex	Drive-in Doors	Four; three on the building's east side & one on south side, which is larger than the others
Lot Size	1.58 AC / 68,824.8 SF	Dock-high Doors	One
Building Size	±31,284 SF	HVAC	Four working units; three non-working units
Year Built	Varies; 1901-1910, 1960s / Remodeled 1996	Sprinklered	Yes - Wet, heads replaced 2024
Floors	One + mezzanine	Zoning	Commercial; City of Scottsbluff

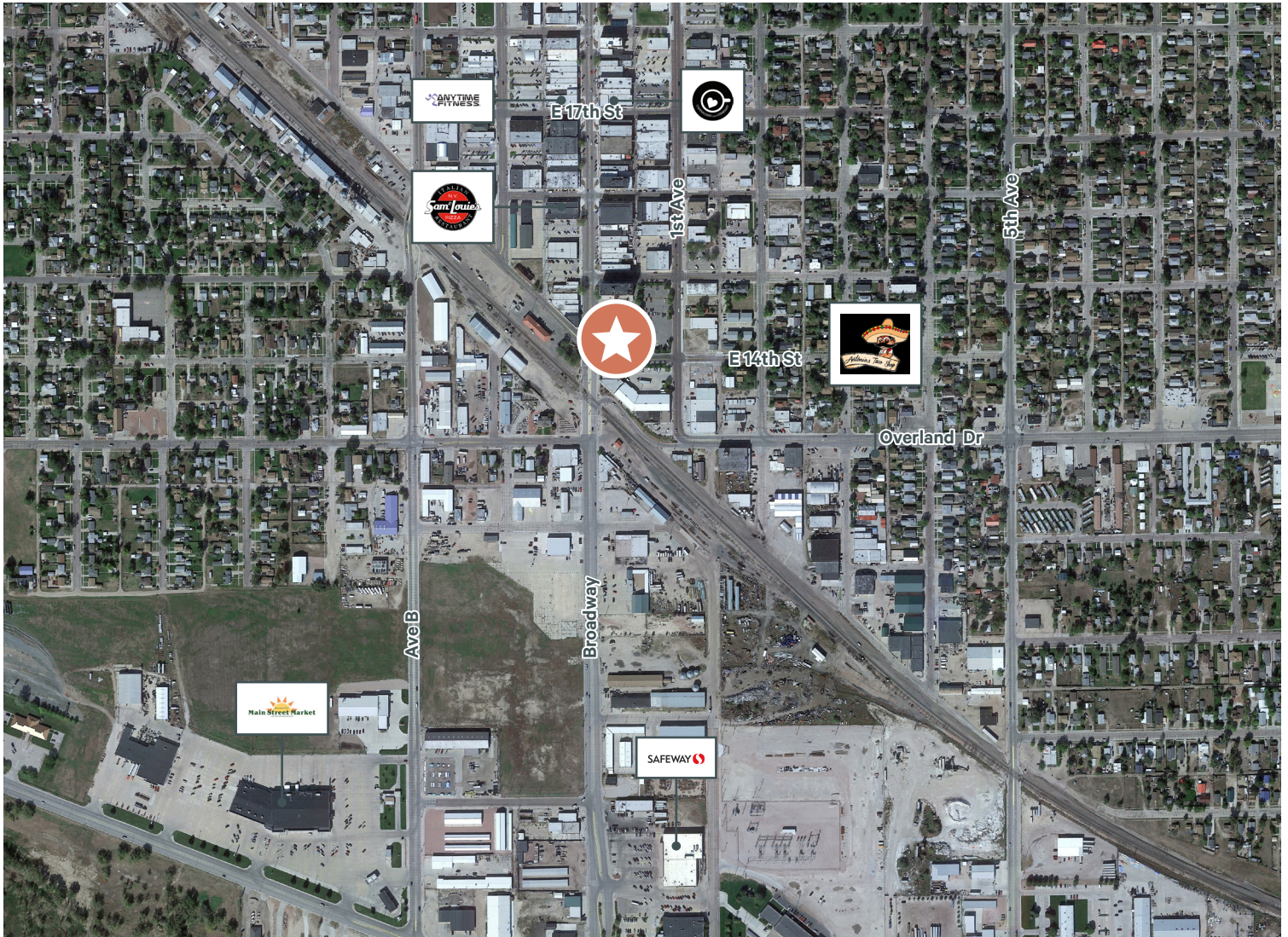
Interior Photos



Commercial Building - Retail / Flex

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For Sale



Contact Us

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