

For Sale - Columbus, NE

Medical Office Newly Renovated



2452 39th Ave

Columbus, NE 68601

For more information, contact:

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Asking Price: \$1,350,000 (\$177.00/SF)

Property Information

Appraised Value	\$1,580,000 (2024)
Building Size	7,619 SF
Lot Size	0.81 Acres
Year Built	2002
Zoning	B-2 Commercial
Electrical	3-Phase Electrical
Fire Sprinkled	Yes
Parking	29 Stalls
Site Improvements	(1) Dock Lift (2) Parking Lot Lights Sign Base

Property Improvements

Facility Upgrades	\$195,000 (2022)
Roofing & Skylight Replacement	\$187,000 (2023)
HVAC Replacement	\$65,000 (2022)
9 Units	

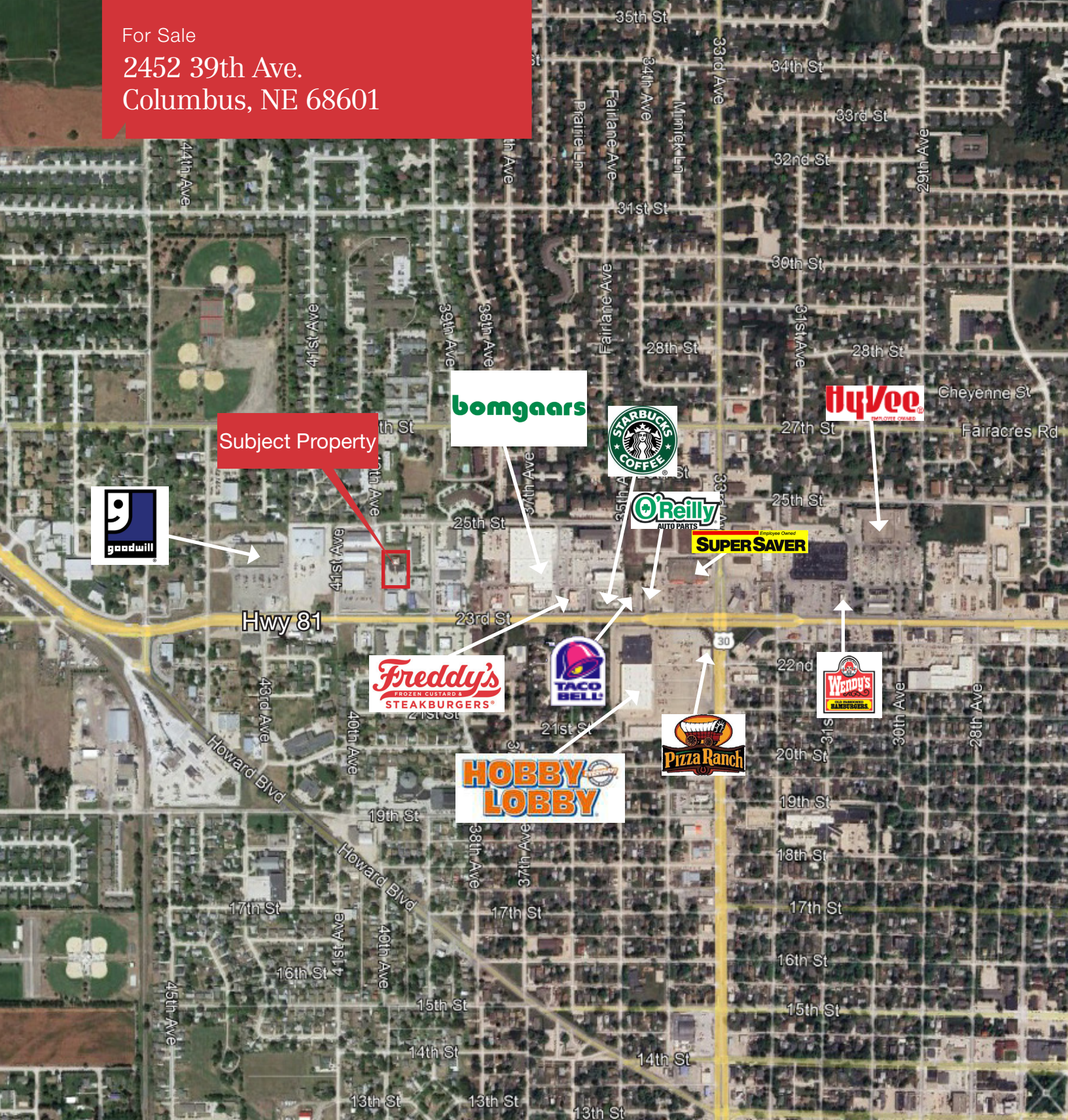
This offering is for a medical office building located in an established corridor of Columbus, NE. This former dialysis center was recently renovated in 2022, and received significant capital expenditures. The layout features an open treatment room, a section of exam rooms, breakroom, and reception area. The large parking lot has ample parking to accommodate a medical use.

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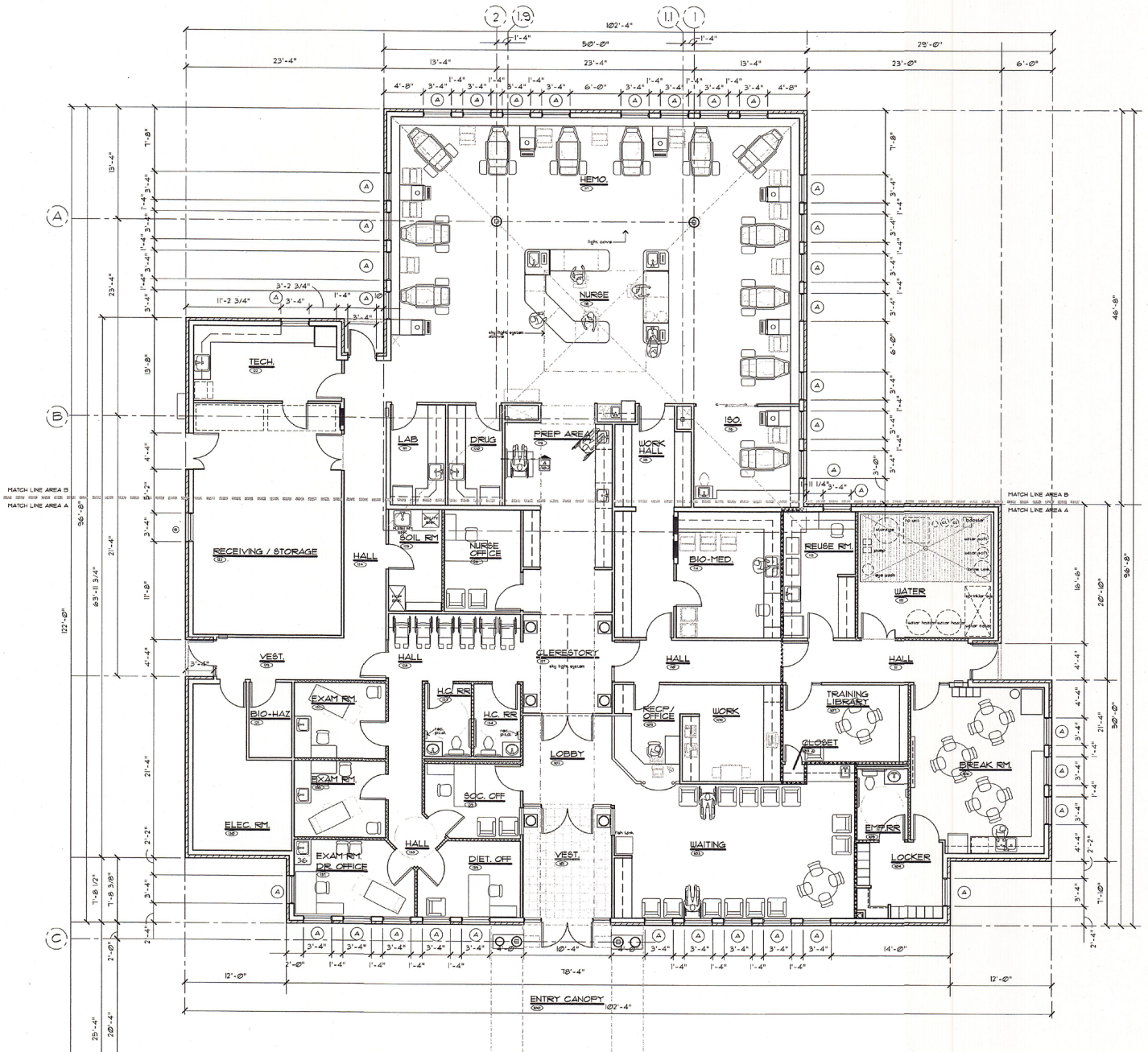


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Floor Plan



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