



## Retail for Sale or Lease

### 1915 North Webb Road, Suite 3

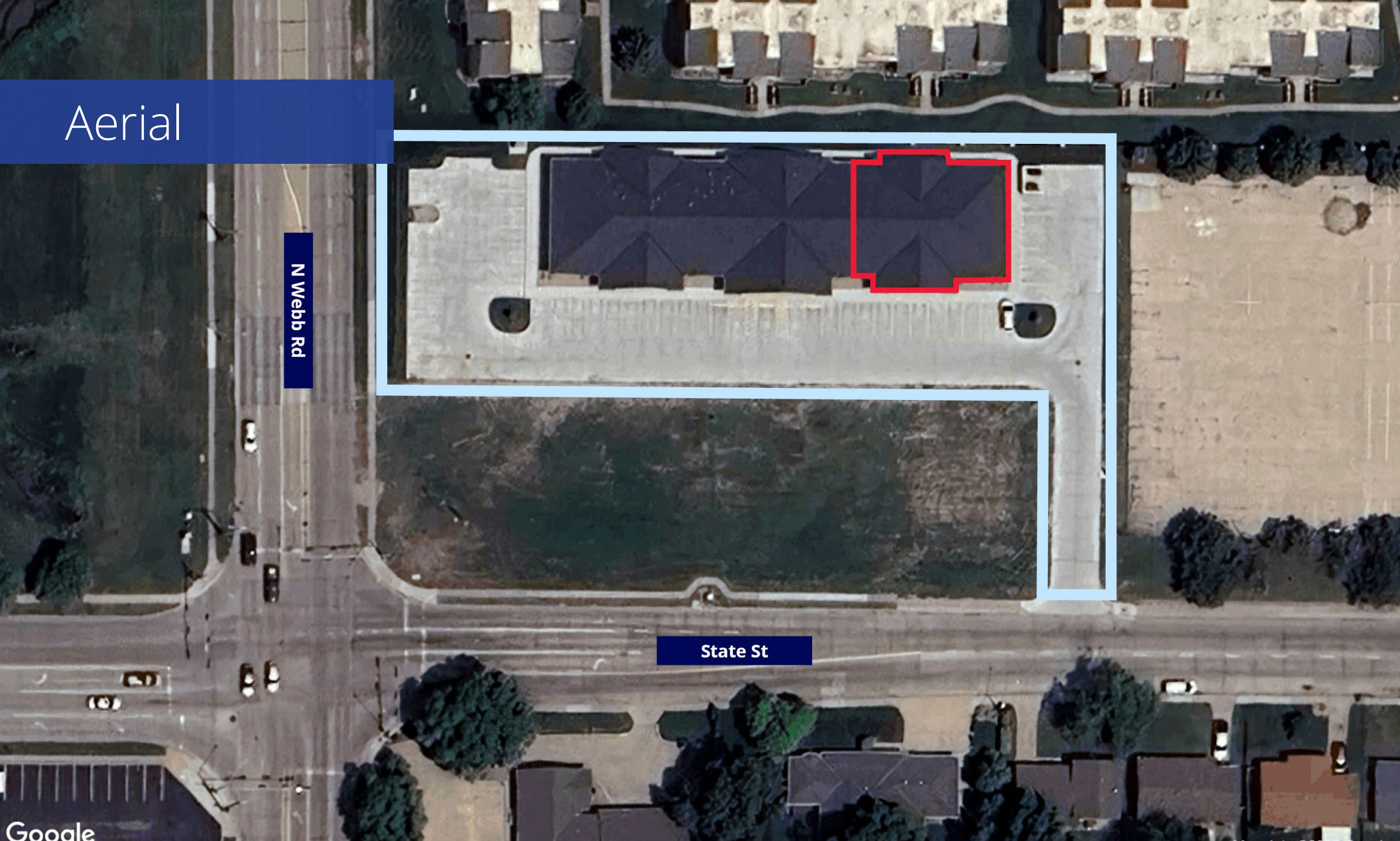
Grand Island, NE 68803

White box shell ready for your custom medical office  
or retail needs.

**Dave Ulferts**  
Vice President | Nebraska  
dave.ulferts@colliers.com  
402 763 1753

**Larissa Codr**  
Senior Associate | Nebraska  
larissa.codr@colliers.com  
402 763 1714

# Aerial



## Property Specifics

This building sits on a hard corner on a busy intersection of State Street and Webb Road and is perfect for a medical office, financial advisor, mortgage or title company. Friendly developer ready to build to suit your needs for sale or lease.

# Aerial



# Images



# Retail for Sale or Lease

1915 N Webb Street, Suite 3 | Grand Island, NE 68803

|                    |                          |          |
|--------------------|--------------------------|----------|
| Type of Listing    | Retail for Sale or Lease |          |
| Sale Price:        | \$800,000                |          |
| Lease Price        | \$17.50, PSF             |          |
| Operating Type     | NNN                      |          |
| Estimated Expenses | \$5.50, PSF (2025)       |          |
| Available          | Immediately              |          |
| Total SF Available | 3,672 SF                 |          |
| Available          | Suite 3                  | 3,672 SF |
| Total Building SF  | 12,539 SF                |          |
| Zoning             | Commercial               |          |
| Year Built         | 2022                     |          |
| Real Estate Taxes  | \$9,517 (2024)           |          |
| Lot Size           | 0.37 ac                  |          |
| HVAC               | Yes                      |          |
| Construction       | Brick                    |          |
| Roof               | Shingle                  |          |
| Ceiling Height     | 10'                      |          |
| Sprinkler          | Yes                      |          |
| Restrooms          | Two                      |          |
| Intersection       | State St & Webb Rd       |          |
| Submarket          | Grand Island             |          |

## Contact us:

### Dave Ulferts

Vice President | Nebraska  
+1 402 763 1753  
dave.ulferts@colliers.com

### Larissa Codr

Senior Associate | Nebraska  
+1 402 763 1714  
larissa.codr@colliers.com

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## Colliers

11516 Miracle Hills Drive  
Suite 400  
Omaha, NE 68154  
+1 402 345 5866