

Listing Office
Listing Agent
Co-Listing Office
Co-Listing Agent

Woods Bros. - G.I.
Diane Lewis

MLS # _____

Legend
✓ = Single Select ✓✓ = Multi Select CM = Based on PType
 = REQUIRED = Not Required CM = Based on Field

Property Type (choose one) ✓
 Commercial [C] Office [O] Retail [Q] Warehouse [W] Business Only [B] Leases [Z] Commercial Auction [V]

List Price (8) 325,000 Original List Price (8) 325,000 List Date (mm/dd/yyyy) 01/09/2025 Expire Date (mm/dd/yyyy) 10/10/2025

Auctioneer's Estimated Price Range (20) _____ Auction Date (mm/dd/yyyy) _____ Auctioneer's Name (35) _____ Rent Yes No

Street # (5) 16th Dir ✓ Address (50) 1525 City (50) Central City

State (2) NE Zip Code (10) 68826 County ✓ Memick County Area ✓ RNE

Lot Dimensions (25) 100 X 102 Apx Acres (7) .23 acres Waterfront Yes No Flood Zone Yes No Zoning (10) Commercial

Parcel # (10) 0002714 Estimated Taxes (14) 2215.00 Tax Year (4) 2024 Monthly HOA Dues (14) N/A # Units (3) 1

Stories (3) _____ Apx Year Built (4) 1900 Apx Age Range ✓ 61+ Total SqFt Range ✓ _____ % Basement (4) _____ Total Restrooms (2) 2 (1M-1W)

Building SqFt (8) 10,200 Office SqFt (8) _____ Warehouse SqFt (8) _____ Retail SqFt (8) _____ Residential SqFt (8) _____ Rentable SqFt (8) _____

Apx Upper Level SqFt (8) 7,600 Apx Main Level SqFt (8) 4,800 Lower Level SqFt (8) _____ Total SqFt (8) 12,400 Land SqFt (8) 10,200

Apx Building Size (8) 12,400'ish Ceiling Height Range (25) 8-10' Freight Elevator Capacity Range (25) NONE

Parking Capacity (5) Street # Overhead Doors (5) NO Rent Income (8) NONE Sales Income (8) _____ Other Income (8) _____

Net Income (8) _____ Total Gross Income (8) _____ Insurance Expense (8) _____ Avg Gas Expense (8) _____ Avg Electric Expense (8) _____

Water Expense (8) _____ Garbage Expense (8) _____ Other Expense (8) _____ Avg Utilities Expense (8) \$1400/MO Total Expenses (8) _____

Gross Lease Price (8) _____ Flood Insurance (25) NO Rails (5) yes RR Handicap (5) yes Sprinkler (8) NO

AMPs (8) _____ Lockbox (20) NO Owner (40) Central City Enterprises, LLC

Owner Phone (12) _____ Occupant Type ✓ _____ Surveillance System in Use Yes No Display on Internet Yes No

Display Address Yes No Allow AVM Yes No Allow Comments Yes No Under Contract Date (mm/dd/yyyy) _____

Features (continued)

LOCATION ✓ ✓ [CF_J] REQUIRED

- Downtown
- Strip Center
- Free Standing
- None

- Industrial Park
- Other-See Remarks

- Shopping Center

- Corner Lot

PARKING ✓ ✓ [CF_K] REQUIRED

- Parking Spaces
- Paved
- None
- Parking Area
- Gravel
- Other-See Remarks

- Parking Garage
- Dirt

- Asphalt
- Off Site

- Concrete
- Street Parking

OVERHEAD DOOR HEIGHT ✓ ✓ [CF_L] REQUIRED

- 7 ft Clearance
- N/A
- 8 ft Clearance
- None

- 10 ft Clearance
- Other-See Remarks

- 12 ft Clearance

- 14 ft Clearance

OVERHEAD DOOR WIDTH ✓ ✓ [CF_M] REQUIRED

- 8 ft Wide
- None
- 10 ft Wide
- Other-See Remarks

- 12 ft Wide

- 14 ft Wide

- N/A

DOCKS ✓ ✓ [CF_N] REQUIRED

- Rails
- Other-See Remarks
- Pickup

- Semi

- Pit Dock

- None

UTILITIES PAID BY TENANT ✓ ✓ [CF_O] REQUIRED

- Gas
- Applies to Some Units
- Electricity
- Applies to All Units

- Water
- None

- Trash Collection
- Other

- Cable TV

UTILITIES PAID BY OWNER ✓ ✓ [CF_P] REQUIRED

- Gas
- Common Area Only
- Electricity
- Applies to Some Units

- Water
- Applies to All Units

- Trash Collection
- None

- Cable TV
- Other

MISCELLANEOUS ✓ ✓ [CF_Q] REQUIRED

- Gas Hot Water Heater
- Outside Storage
- Fire Stairs
- Fencing
- Utility Separate Meter
- Electric Hot Water Heater
- Display Window
- Security Lighting
- Gas Pumps
- Utility Master Meter

- Tenant Pays Utilities
- Truck Door
- Security System
- Tanks
- None

- Living Area in Building
- Elevator
- Railroad Available
- Auto Bay(s)
- Other-See Remarks

- Inside Storage
- Fire Escape
- Rail Spur
- Sprinkler System

DOCUMENTS ON FILE ✓ ✓ [CF_R] REQUIRED

- Boundary Survey
- Operation Statement
- Building Plans
- Other-See Remarks
- Topography
- Appraisal
- Demography Study

- Plot Plan
- Inventory List
- Abstract

- Aerial Photo
- Fixed Detail
- Tax Returns

- Legal Description
- License Detail
- None

TERMS ✓ ✓ [CF_S] REQUIRED

- Sell Entirely
- Lease Option
- Wrap Around
- Will Divide
- Lease Only
- Real Estate Only

- Build to Suit
- Lease Back
- Business Only

- 1031 Exchange
- Owner May Carry
- None

- Exchange Only
- Assumable
- Other-See Remarks

POSSESSION ✓ ✓ [CF_T] REQUIRED

- Negotiable
- At Closing

- Subject To Tenant Rights

- None

- See Remarks

SHOWING INSTRUCTIONS ✓ ✓ [CF_U] REQUIRED

- Call Agent
- 24 Hour Only
- Lock Box
- None

- Vacant
- Other-See Remarks

- Key at Office

- Appointment Only

Description (100) **DONE**

Legal (200) **10-13-6 Metcalf Add 5 102' Lots 7,8,9,10 Block 8 45-4CC**

Financing Remarks (200) **CASH, conventional, all offers must be presented with a Lender's pre-approval letter for proof of funds.**

Directions (200)

Remarks (1000) **Roof has been rubberized by Scarborough Roofing.**

Agent Remarks (400) **NO Lockbox, contact listing agent to schedule all showings. All showings will be done outside of restaurant working hours. Owner would like discretion by all parties when showing. Inventory list + tax returns will be available to seniors Buyers only.**

Features

PRESENT USE [CF_A] REQUIRED

- Retail
- Shopping Center
- Office
- Warehouse

- Hotel/Motel
- Apartment
- Industrial
- None

- Restaurant
- Other

CONSTRUCTION [CF_B] REQUIRED

- Frame
- Metal Siding
- Brick
- Stone

- Under Construction
- Stucco

- Concrete
- None

- Block
- Other

FOUNDATION [CF_C] REQUIRED

- Slab
- Other
- Crawl

- Partial Basement

- Full Basement

- None

ROOF [CF_D] REQUIRED

- Flat
- Wood
- None
- Pitched
- Metal
- Other

- Tar/Gravel
- Tile

- Asphalt
- Concrete

- Asbestos Shingle
- Slate

SIDING [CF_E] REQUIRED

- Aluminum
- Lap
- Vertical
- None
- Brick
- Masonite
- Vertical Cedar
- Other-See Remarks

- Cedar
- Slate
- Vinyl

- Cedar Brick
- Steel
- Wood

- Concrete Block
- Stucco
- Wood Brick

FLOORS [CF_F] REQUIRED

- Concrete Slab
- Dirt
- Other-See Remarks
- Tile
- Heavy

- Wood
- Vinyl

- Part Carpet
- Laminate

- All Carpet
- None

HEAT TYPE [CF_G] REQUIRED

- Electric
- Hot Water
- Solar
- Other-See Remarks
- Electric Baseboard
- Oil
- Space

- Electric Forced Air
- Propane
- Steam

- Gas Forced Air
- Propane Forced Air
- Wall Heat

- Heat Pump
- Radiant Heat
- None

COOLING [CF_H] REQUIRED

- Central Air
- Other-See Remarks
- Heat Pump

- Window Unit(s)

- Wall Unit(s)

- None

UTILITIES AVAILABLE [CF_I] REQUIRED

- Electricity Available
- Sewer Available
- Natural Gas Available
- Unknown (Verify)

- Private Water
- None

- Water Available
- Other

- Private Sewer