



BRADY I-80 COMMERCIAL BUILDING



A commercial opportunity in a great location.

JORDAN MAASSEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$150,000
Location	Northeast quadrant of the Interstate 80 Brady Exit
Legal Description	79 RANCH ADMINISTRATIVE SUBDIVISION (OF PT.SW1/4SW1/4 Section 14- Township 12- Range 27) LOT 1 Lincoln County, Nebraska
Acres	1.69±
Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.	
Taxes - Estimated	\$2,505.40

Property Summary

This property has location and opportunity written all over it. This building was once used as a gas station and Dairy Queen. The building has recently been gutted and is a blank slate is ready for the new owner. There are two finished bathrooms and modern updated fast food area. In the rear of the building you could easily add a managers apartment or office. With access directly off of I-80 and excellent signage opportunity, your business ideas and dreams can easily become your reality.

Outbuildings: A small storage shed is located in the back of the property.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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