

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.

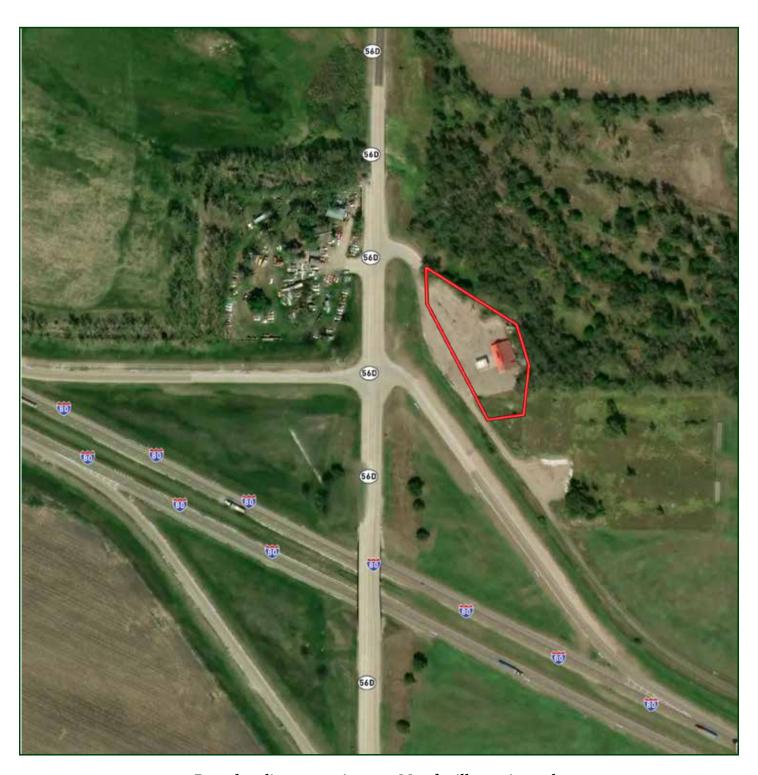
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LOCATION MAP



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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