

2120 Market Street

Beatrice, NE 68310

\$1,186,250 Warehouse - 6,600 SF Storage Bays - 41 units

LISTING AGENTS



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About the Property

Centrally located industrial flex space & 100% occupied 41 self-storage bays for sale in Beatrice, just off market street. Ideal for an owner user looking for a nice flex warehouse with additional income coming in from the self-storage bays. Convenient access for loading and unloading to suit various business requirements.

The 6,600 SF flex space consists of 5,280 SF of warehouse space and 1,320 SF of flexible office space. Additional features include floor drains and four 14x14 overhead doors.

Self Storage Income

Self Storage Only								
Unit Summary								
Qty	Price		W	D	TotalSqFt	Monthly		
6	\$	39.00	5	10	50	\$	234.00	
8	\$	79.00	10	20	200	\$	632.00	
8	\$	59.00	10	10	100	\$	472.00	
8	\$	69.00	10	15	150	\$	552.00	
11	\$	109.00	10	30	300	\$	1,199.00	
Self Storage Income Only								
				Monthly Income		\$	3,089.00	
				Annual Income		\$37,068.00		
Expenses								
				Monthly Expenses		\$	622.75	
				Annual Expenses		\$	7,473.00	
Self Storage Only Net Operating Income							\$29,595.00	

BUILDING AND LEASE DETAILS:

- ▶ Property Type: Industrial/Flex ▶ Overhead Doors: 4 (14x14) ▶ Warehouse: 5,280 SF



^{*}Agent has equity*

2120 Market Street | Photos

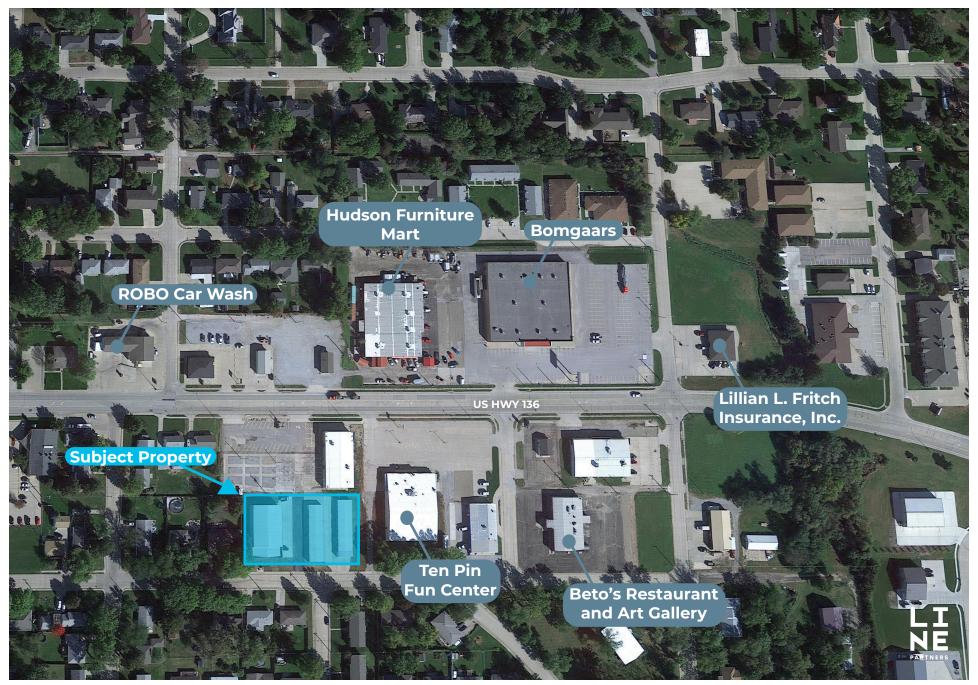








Aerial | 2120 Market Street



Note: All dimensions are approximations and are not guaranteed. Please field verify all measurements.