



**FOR
SALE/LEASE
PRICE REDUCTION!!**

102 Locust Street

Hickman, NE 68372

Apartments – 4 units (2 bed/1 bath)

- 925 SF per unit

Commercial Space – 3,906 SF

- Lease Rate – \$15.00 PSF + NNN

Sale Price – \$1,250,000

LISTING AGENTS:



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About the Property

Impressive new modern mixed-use property for sale or lease in Hickman, NE. The building features four apartments on the upstairs level and close to 4,000 SF of commercial space on the ground level.

Apartments:

- 100% occupied
- The property consists of 4 apartments, each 2-bed/1 bath, roughly 925 SF each
- Current rents are \$1,250/ month per unit, totaling \$5,000 per month for the four (4) upstairs apartments

Commercial Space:

- 3,906 SF
- Currently the space is finished with concrete floors, insulation, and sprinklers
- Able to accommodate multiple uses – restaurant/bar, retail or office
- Floor-to-ceiling windows providing abundant natural light
- Located near retail, restaurants, and the Hickman Community Center
- Tenant Improvement Allowance Available

BUILDING DETAILS:

- | | | |
|--------------------------------------|-----------------------------------|--|
| ▶ Total Building SF: 7,841 SF | ▶ Zoning: C-1 | ▶ Comm. Lease Rate: \$15.00 PSF |
| ▶ Property Type: Commercial | ▶ Total Comm. SF: 3,906 SF | ▶ Comm. Lease Type: NNN |
| ▶ Year Built: 2018 | ▶ Building Class: A | ▶ Apartment Rent: \$1,250/mo.* |

102 Locust Street | Apartment Interior Photos



102 Locust Street | Commercial/Building Photos



