

DOWNTOWN OFFICE/RETAIL SPACE

322 GRAND AVENUE, RAVENNA, NE

\$7.00/RSF/YR

OFFERING MEMORANDUM

AGENT COMMENTS

Your chance to lease a prime location in the heart of downtown Ravenna! Previously occupied by the Ravenna News for approximately 70 years, this lease space is 25' wide by 110' long, and is only charging for the front/east 2,000 rsf, at \$7 psf, gross lease, not inclusive of utilities.

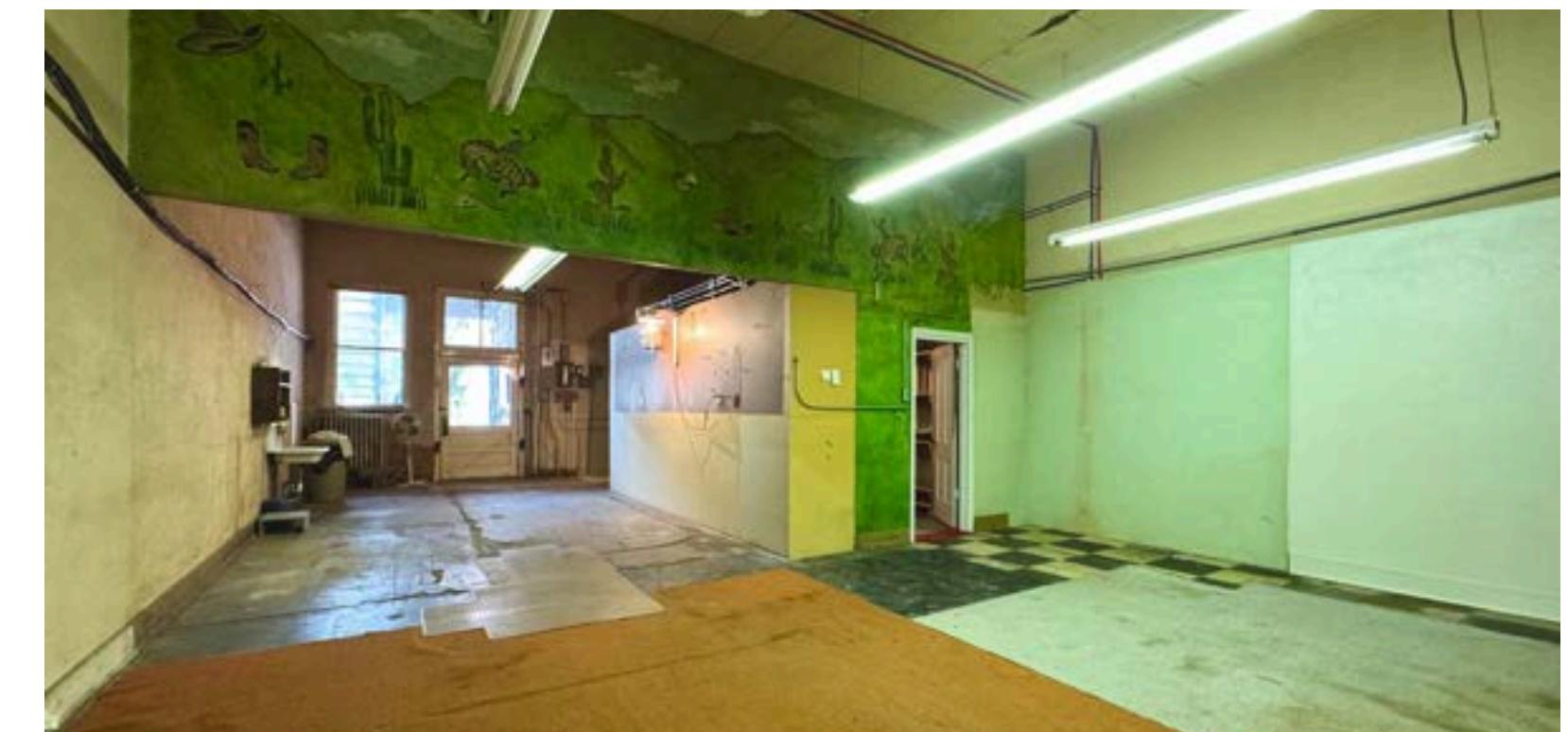
- Brandon Benitz, Commercial & Investment Realtor C21 Midlands

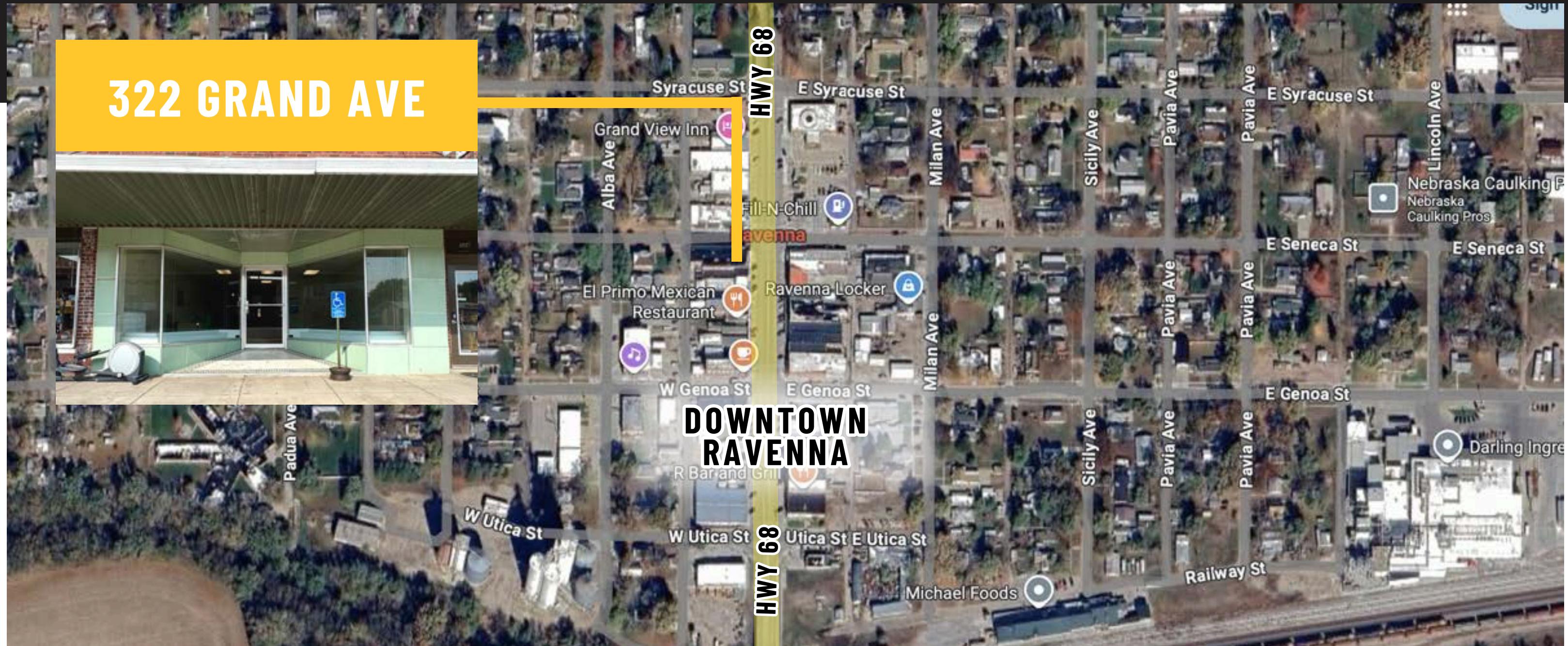
PROPERTY DETAILS



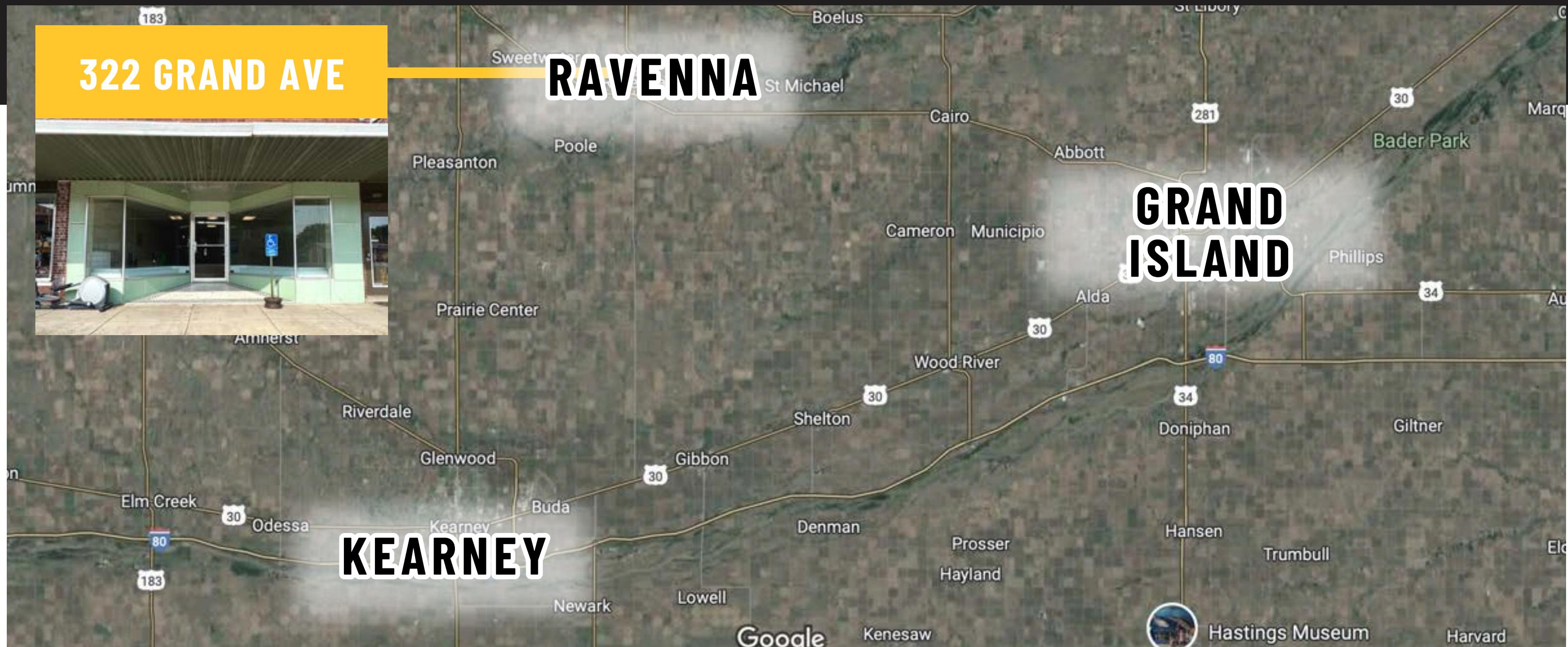
Property Location: 322 Grand Avenue, Ravenna, NE 68869
Building Class: C
Price: \$7.00/RSF/YR or \$1,166.67/month
Lease Type: Gross Lease
Lease Term: 3 Year Minimum
Floor Level: 1
Space Type: Office/Retail
Rentable Space: 2,750 sf, though rent is calculated on the front/east 2,000 sf
Offices: 3
Restrooms: Yes, Private to Unit
Available Date: Immediate
Signage: Available
ADA Compliancy: Yes, with parking directly in front
Legal Description: LOT 2; BLOCK 21; OLD TOWN RAVENNA;
CITY OF RAVENNA; BUFFALO COUNTY, NEBRASKA



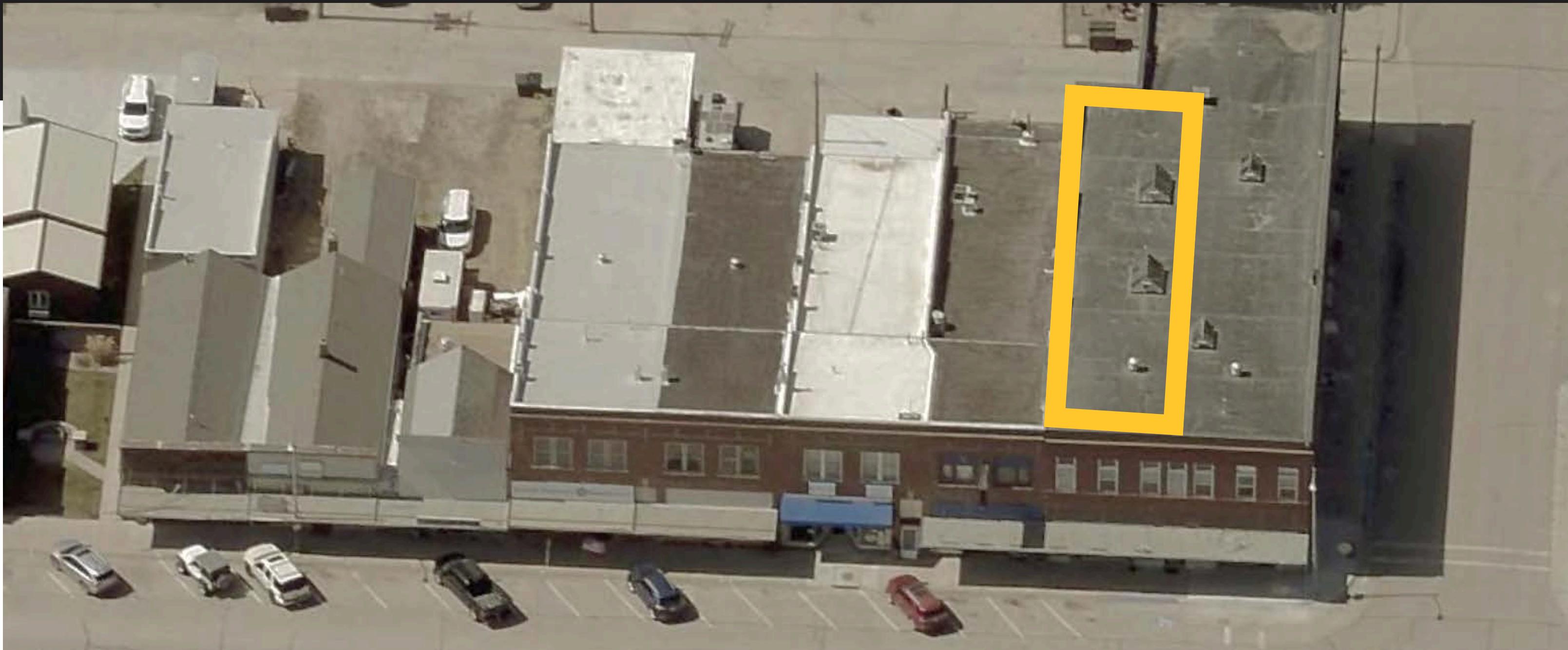




MAP 1



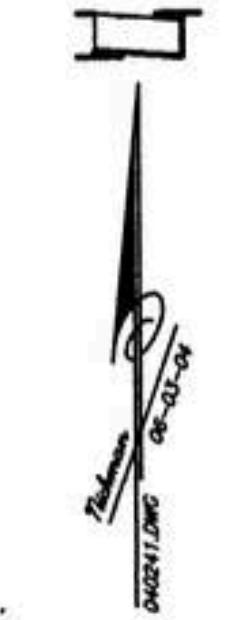
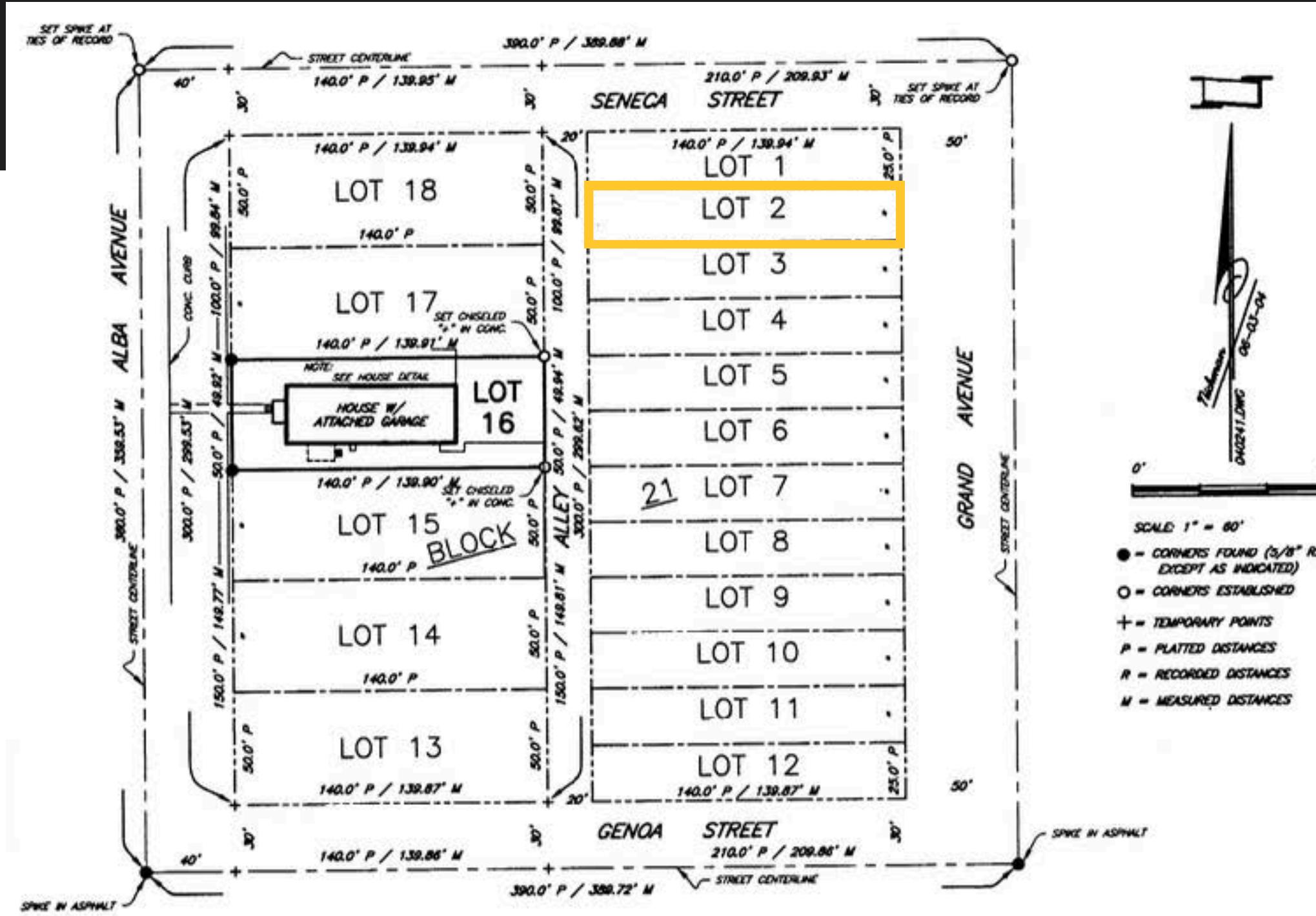
MAP 2



AERIAL VIEW



PARCEL MAP

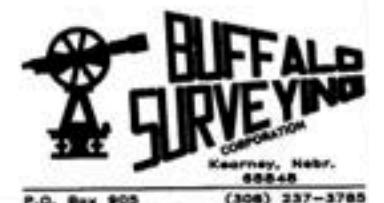
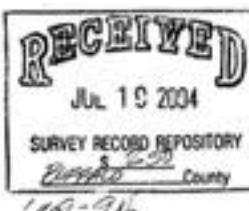


SURVEYOR'S CERTIFICATE

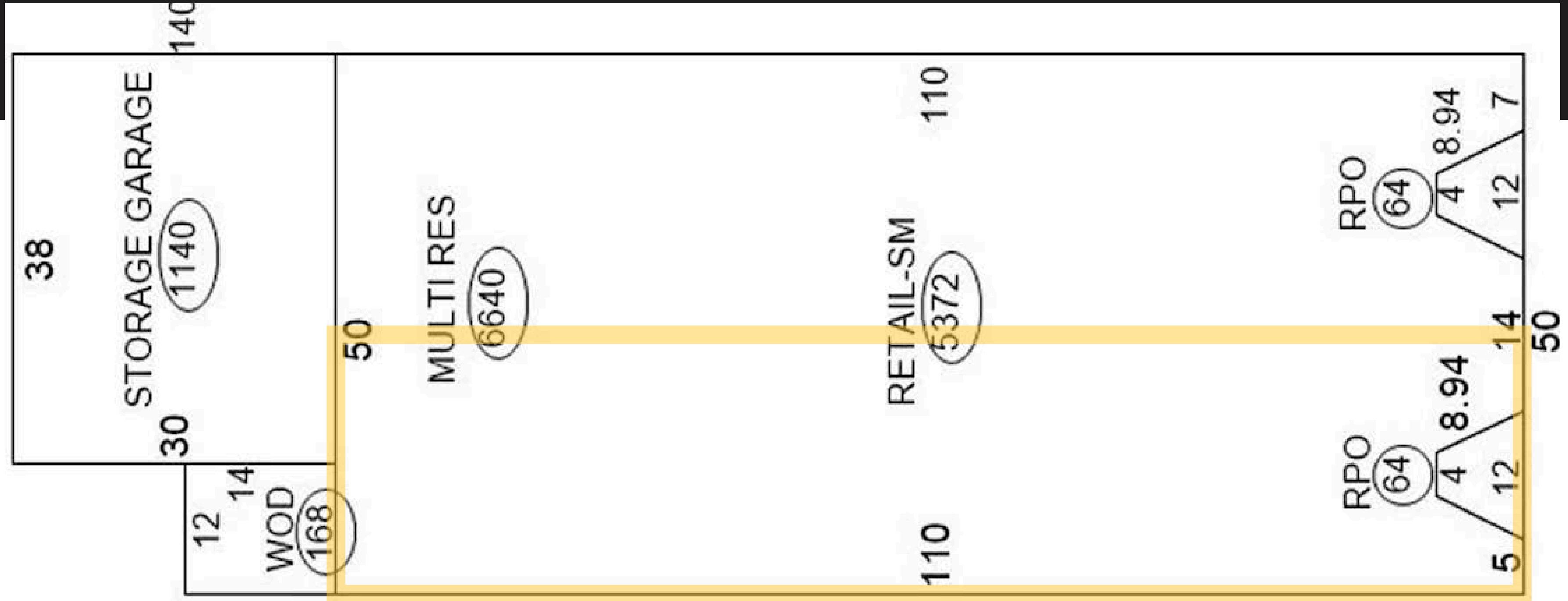
Surveyed by Buffalo Surveying Corporation, June 2, 2004, as shown on the above plat, William R. Murray, Party Chief, and the building and other improvements are located in relationship to the exterior lines of the above described tract as shown on the above plat, and all information shown on the above plat is true and correct to the best of my knowledge and belief.



BUFFALO SURVEYING CORPORATION
Mitchell W. Humphrey
Mitchell W. Humphrey, President
Nebr. Reg. L.S. No. 492



PLAT MAP



FLOOR PLAN



BRANDON BENITZ

COMMERCIAL & INVESTMENT REALTOR

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