

CENTURY 21 COMMERCIAL®
Midlands

DOWNTOWN OFFICE/RETAIL SPACE

322 GRAND AVENUE, RAVENNA, NE
\$7.00/RSF/YR

OFFERING MEMORANDUM

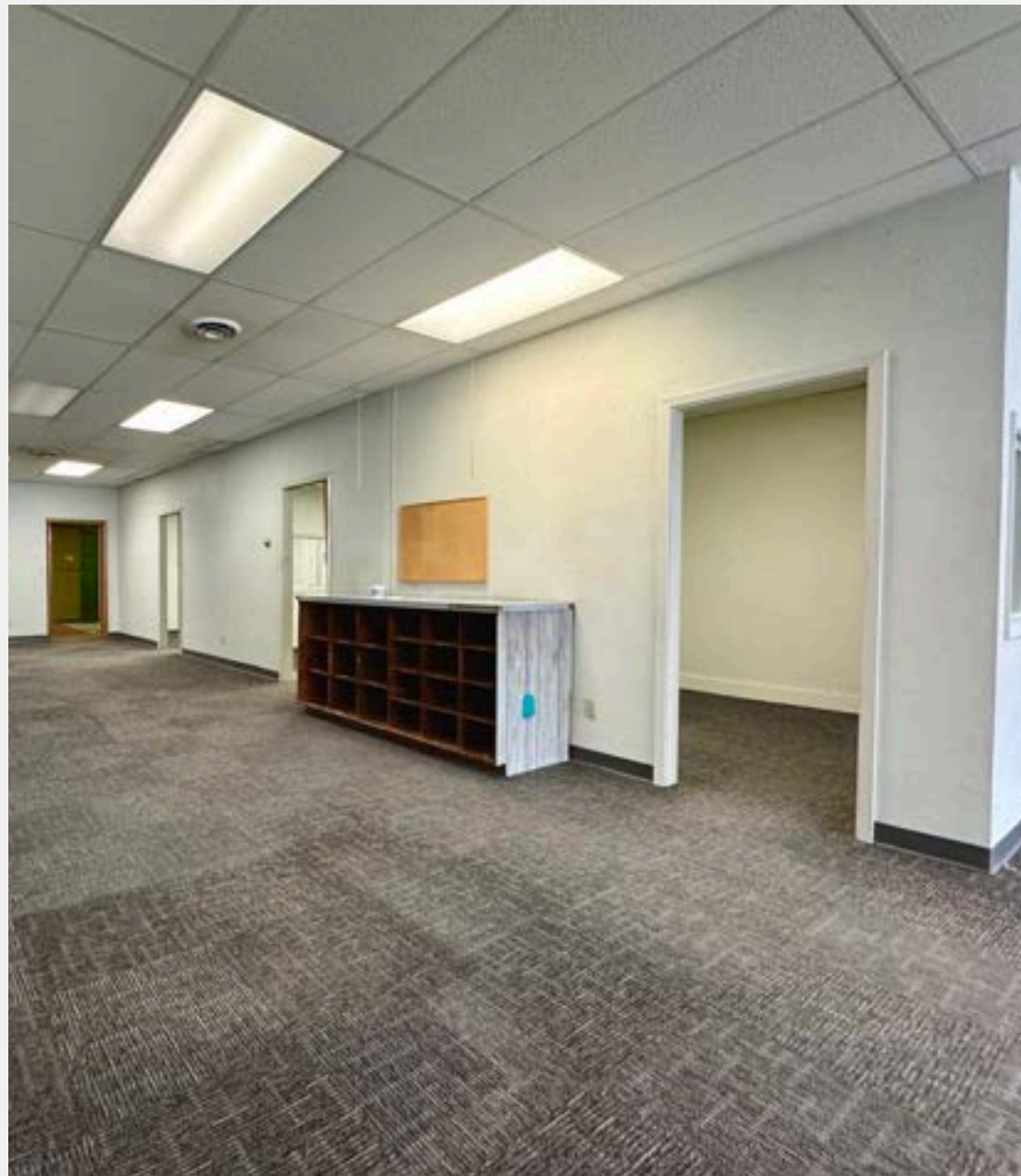
✓ EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

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

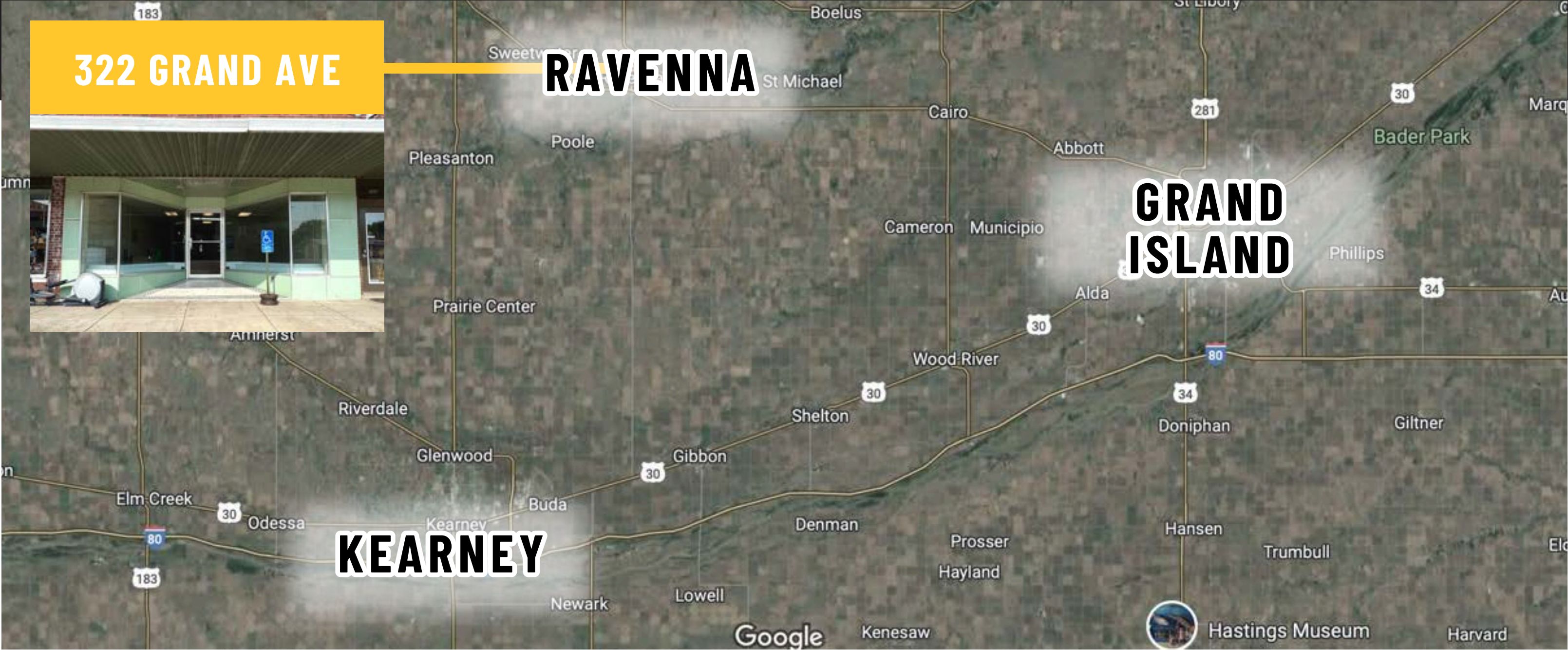
Legal Description: LOT 2; BLOCK 21; OLD TOWN RAVENNA;
CITY OF RAVENNA; BUFFALO COUNTY, NEBRASKA



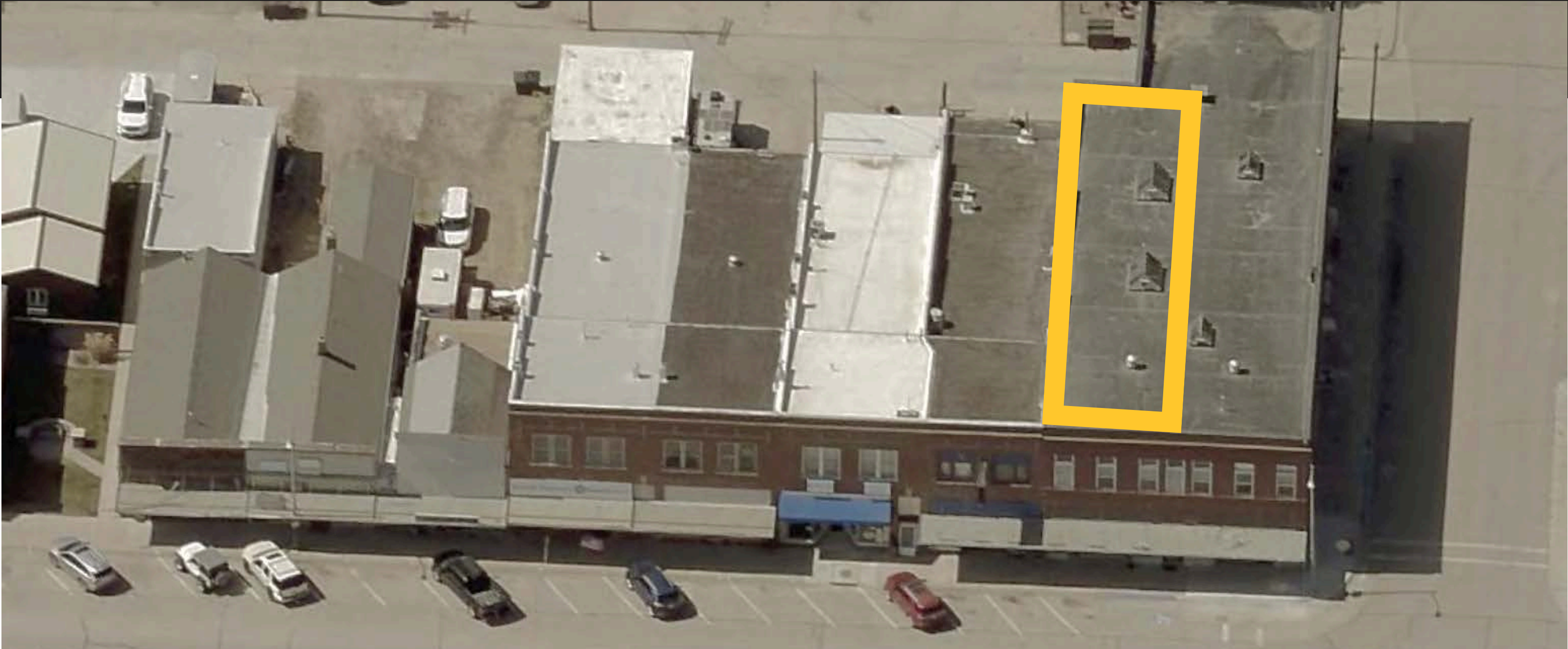




MAP 1



MAP 2

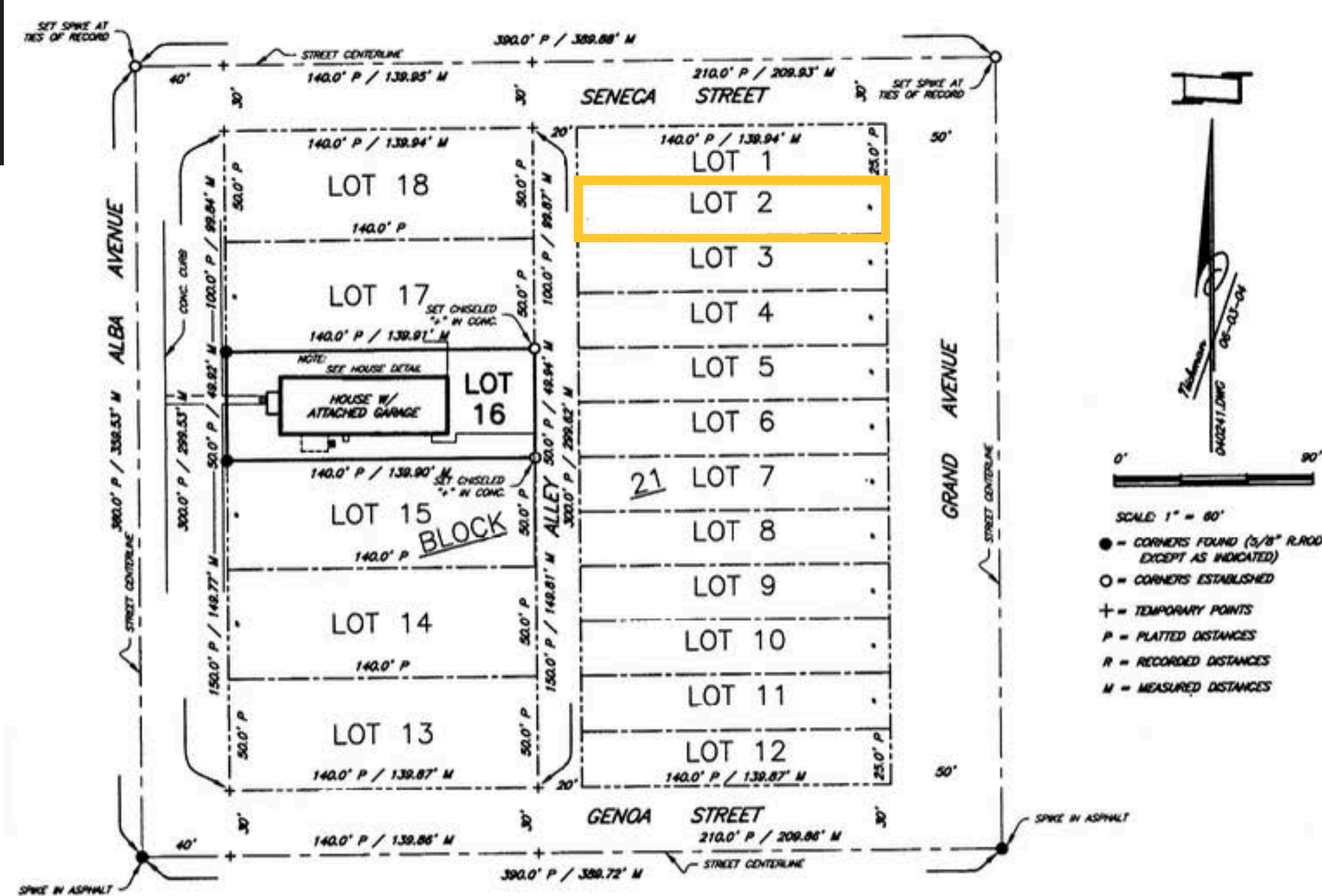


AERIAL VIEW

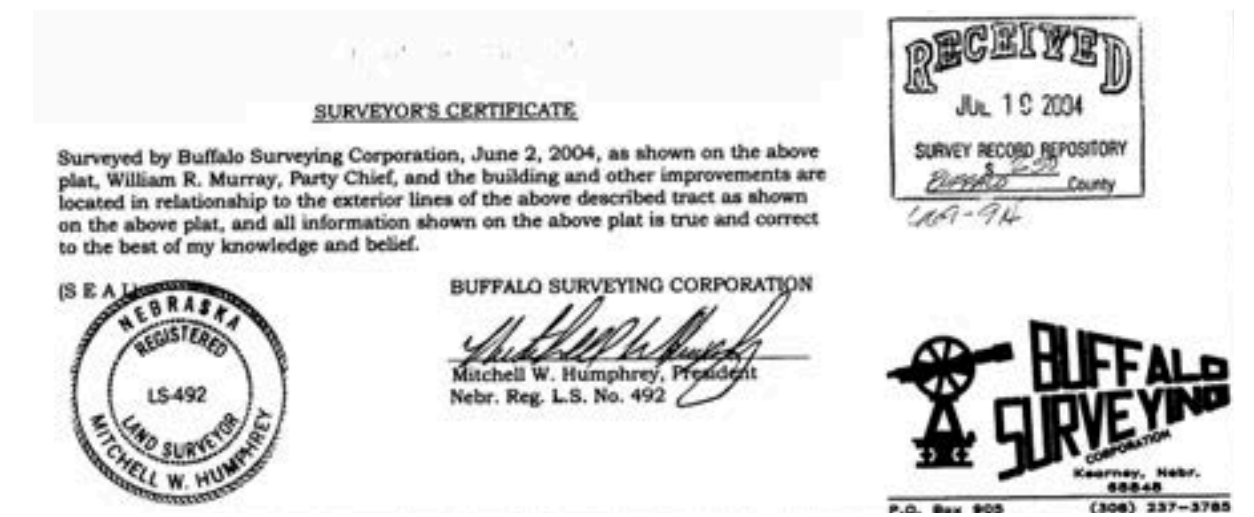


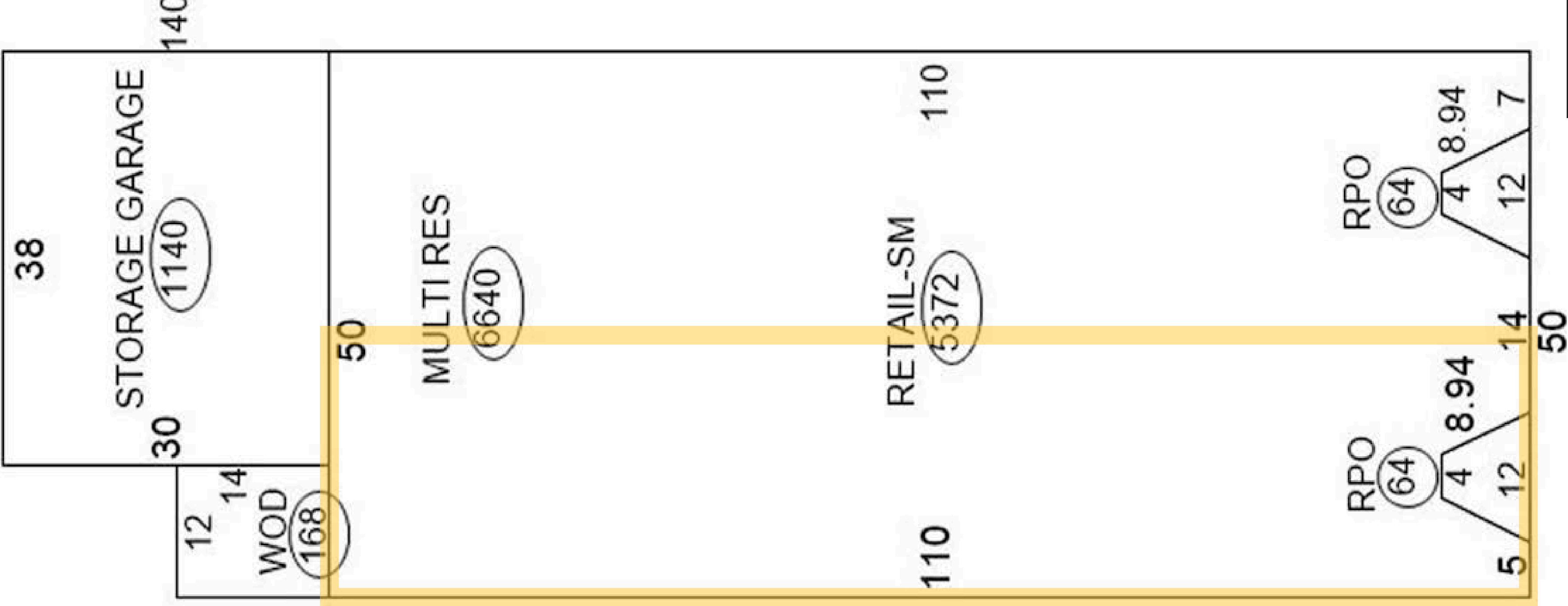
PARCEL MAP

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PLAT MAP





FLOOR PLAN



BRANDON BENITZ

COMMERCIAL & INVESTMENT REALTOR

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