



FOR LEASE/SALE | 102 Locust Street | Hickman, NE

Mixed-Use | Office | Retail | Commercial

3,906 SF | Sale \$1,150,000 | Lease \$14.00 PSF + NNN



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Property Description

Impressive new and modern mixed-use property for sale or lease in Hickman, NE. The building features four apartments on the second floor and close to 4,000 SF of commercial space on the first floor. Special Loan terms available for qualified borrower. 30-year amortization, 20% cash down, rates in 6% range.

Commercial Space

- 3,906 SF For Lease | \$14 PSF + NNN
- Space is currently finished with concrete floors, insulation, and sprinklers
- Able to accommodate multiple users - restaurant/bar, retail or office
- Floor-to-ceiling windows providing abundant natural light
- Located near retail, restaurants, and the Hickman Community Center
- Rough Buildout numbers available



Apartments

- 100% Occupied
- 4 apartments, each 2 bed/1 bath, roughly 925 SF each
- Current rents are \$1,250/mo per unit, totaling \$5,000/mo for all 4 apartments

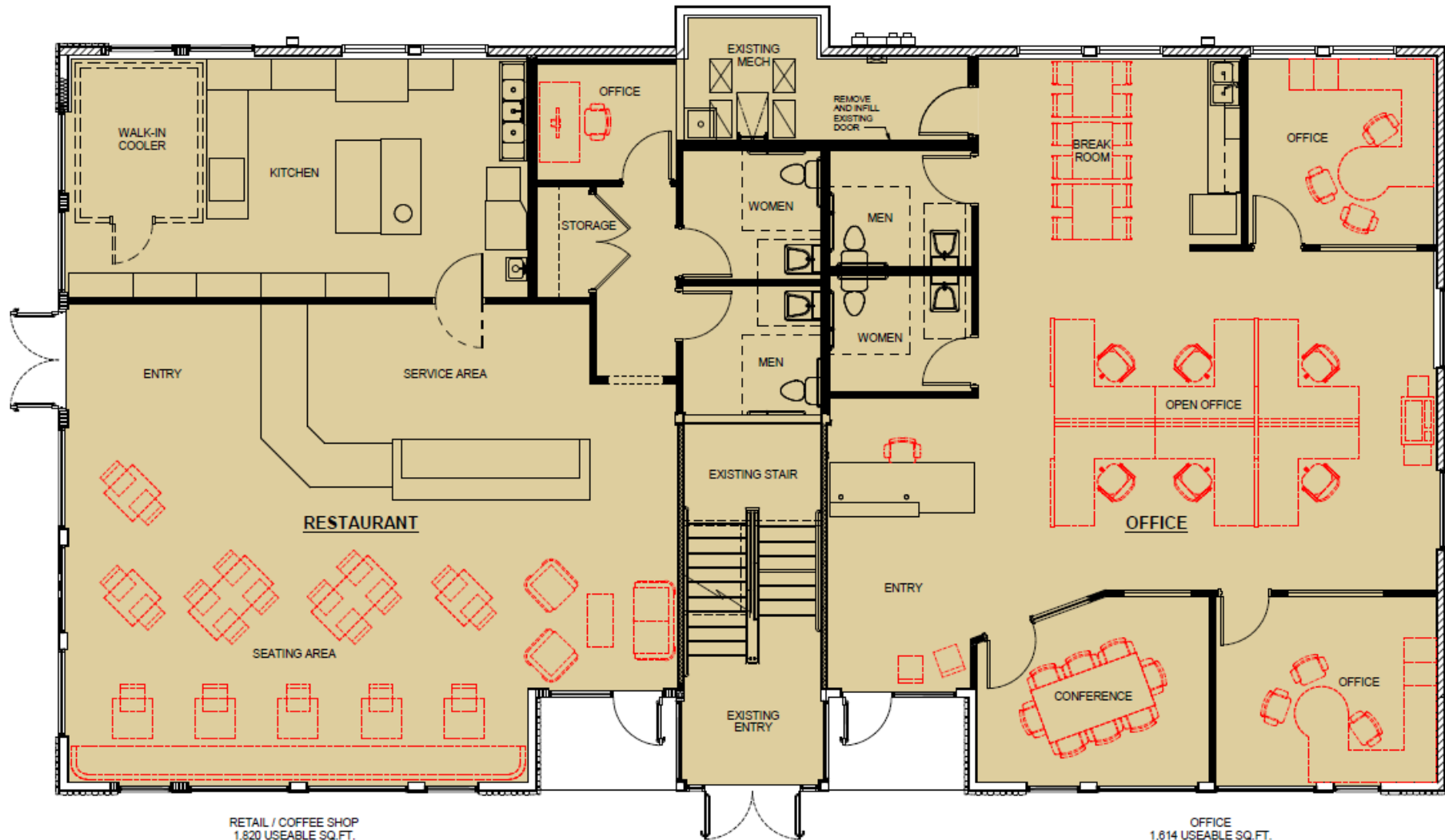
Income per Year

Apartments:	\$60,000
Commerical Space:	
Building Expesnes:	Approx. \$16,720

102 Locust Street
Conceptual Floor Plan



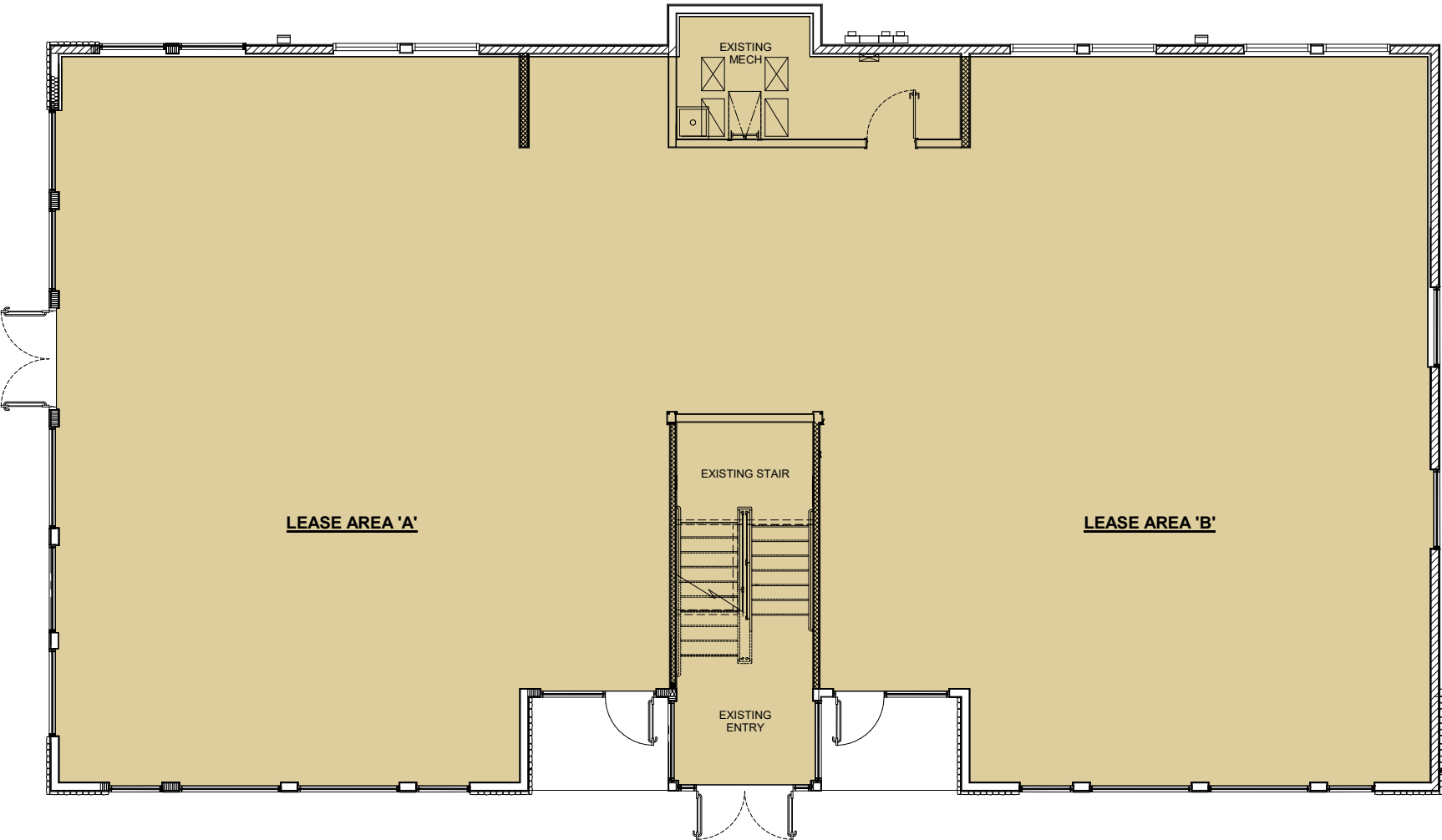
- Retail (Restaurant)/Office BuildOut
- Estimated cost of buildout available upon request













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