

Partially Leased Office Building - Vacant Space Available for New Owner

500 South 4th Street | Eagle, NE 68347
Building & Land: \$475,000.00 | Land: \$100,000
Building: 4,400 SF | Land: 13,640 SF

Reduced Price



LISTING AGENT:

Mattison Wenzl
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500 South 4th Street

About the Property

Located in Eagle, Nebraska, this beautiful Class A has an abundance of natural lighting, includes four hard offices, a large conference room, break area, two ADA restrooms, storage, and an entry ramp. The lower level offers six hard offices and one ADA restroom. AVAILABLE ASAP.

This property offers the opportunity to buy the building and the land, or the land separately. They are being offered together and separate. *The owner will not sell the building without the land.*

Income on the building is \$1,000 monthly. Upstairs vacant area is 2,200 SF. Individual offices are available for rent in the basement. Call agent for more information.

SALE DETAILS:

- ▶ \$475,000
- ▶ Land: 13,640 SF
- ▶ Building: 4,400 SF
- ▶ Type: Vacant, Owner-user/Any Use

LEASE DETAILS:

- ▶ 250 SF – 2,200 SF
- ▶ Rate: \$12 PSF, NNN

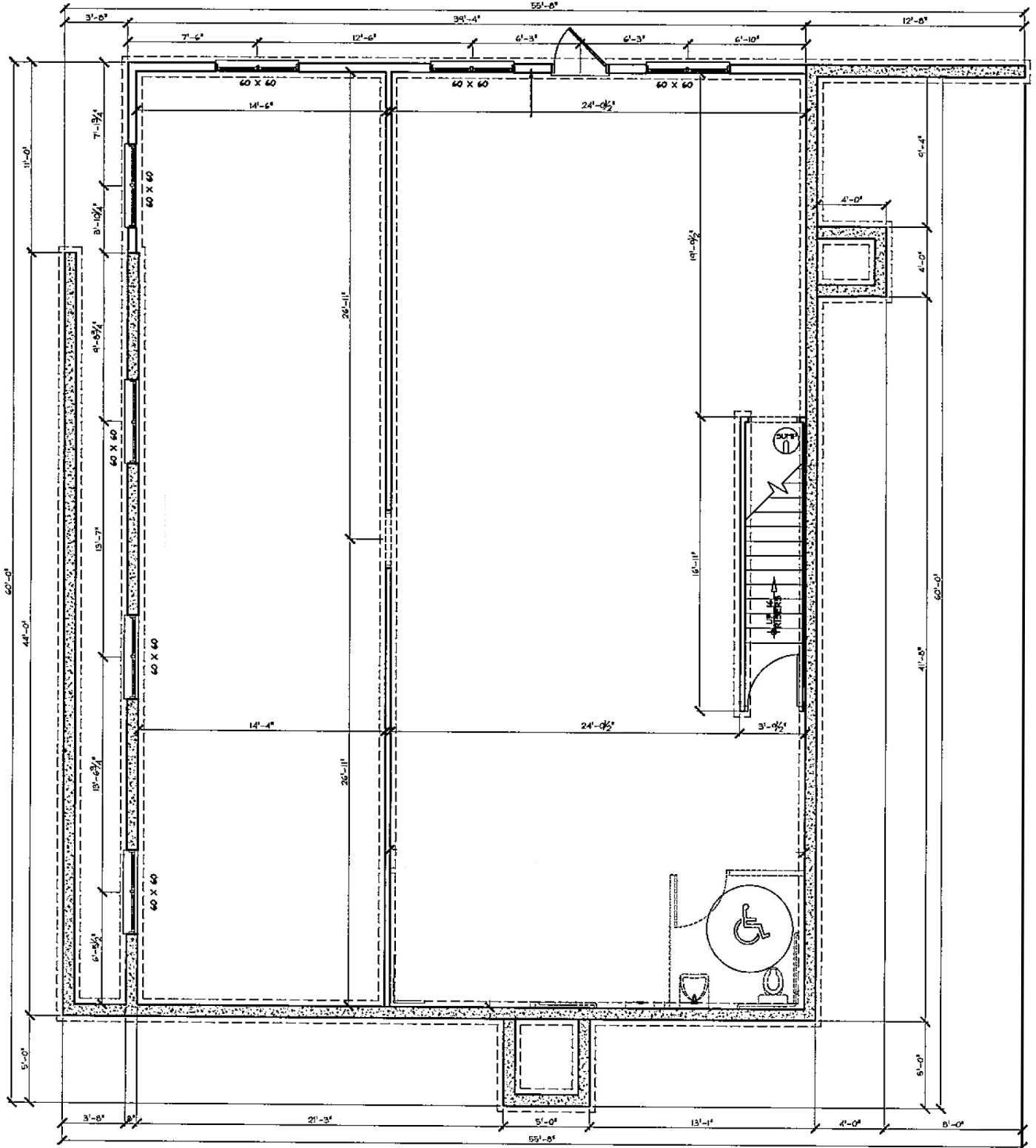
BUILDING DETAILS:

- ▶ Property Type: Land/Office/Retail
- ▶ Zoning: Commercial
- ▶ Building Class: A
- ▶ Building Type: Stone
- ▶ Tenancy: Single/Multiple
- ▶ Year Built: 2008
- ▶ Parking: 15 stalls
- ▶ Floors: 2

500 South 4th Street Property Photos

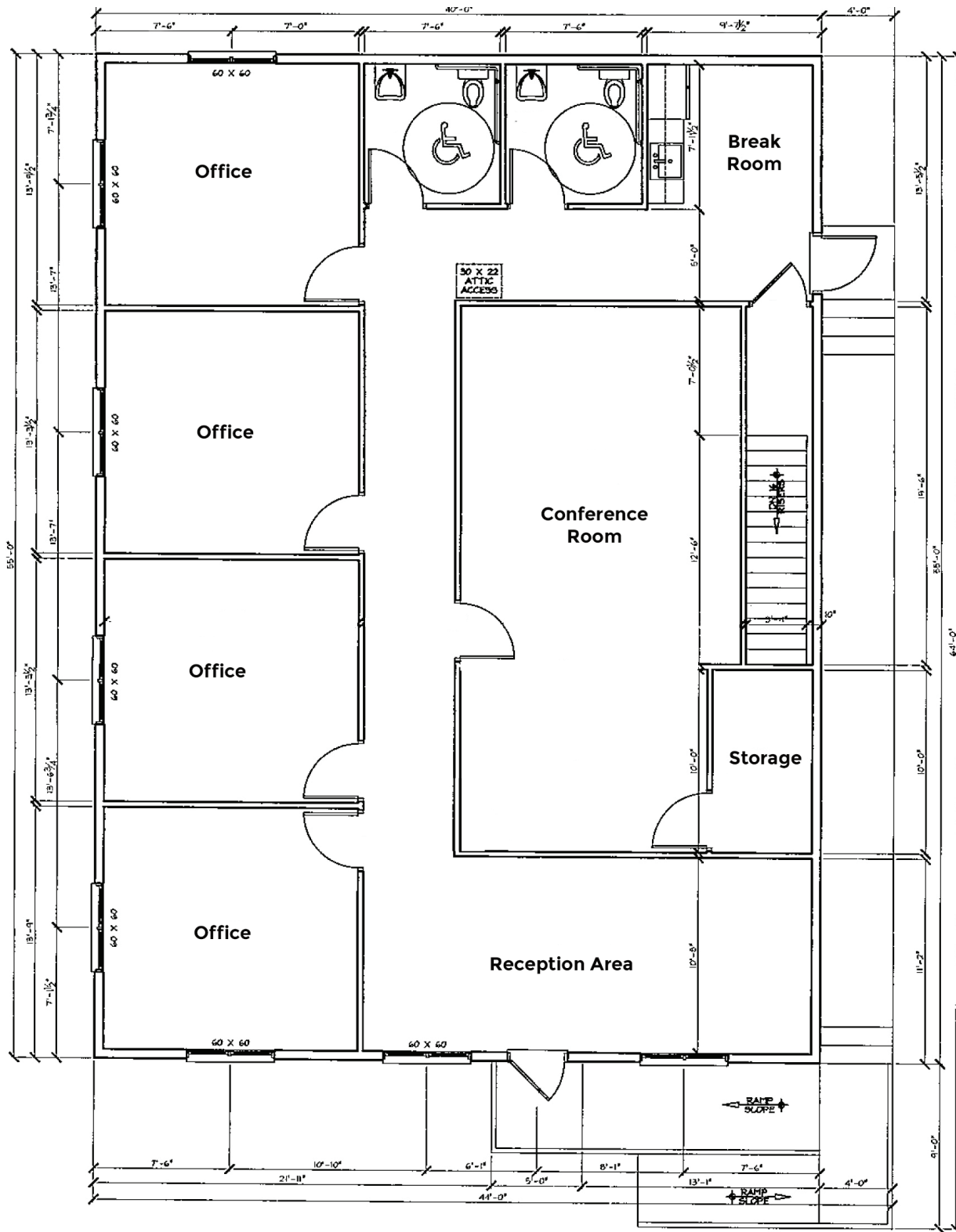


500 South 4th Street Floor Plan-Foundation Level



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

500 South 4th Street Floor Plan-First Level



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Aerial

