

FOR SALE

115 EAST E STREET

OGALLALA, NE 69153



PROPERTY OVERVIEW

LIST PRICE	\$735,000
BUILDING TYPE	Auto-service/Retail Building
YEAR BUILT	1996
BUILDING SIZE	8,640 SF
TOTAL LOT AREA	16,500 SF

PROPERTY FEATURES

- Closest tire shop to Lake McConaughay State Park, which brings an estimated 1,366,863 tourists to the town of Ogallala, NE each year. (Source: visitnebraska)
- Located approximately 8 miles south of Lake McConaughay.
- Just half a mile from Interstate 80 (Exit 126)
- Family-owned and operated business for 9 years in Western Nebraska with a 4.7-star Google rating.
- Services all types of passengers, recreational, heavy machinery, agricultural, and large truck tires
- Sale price includes the business, real estate, inventory, and all FF&E.

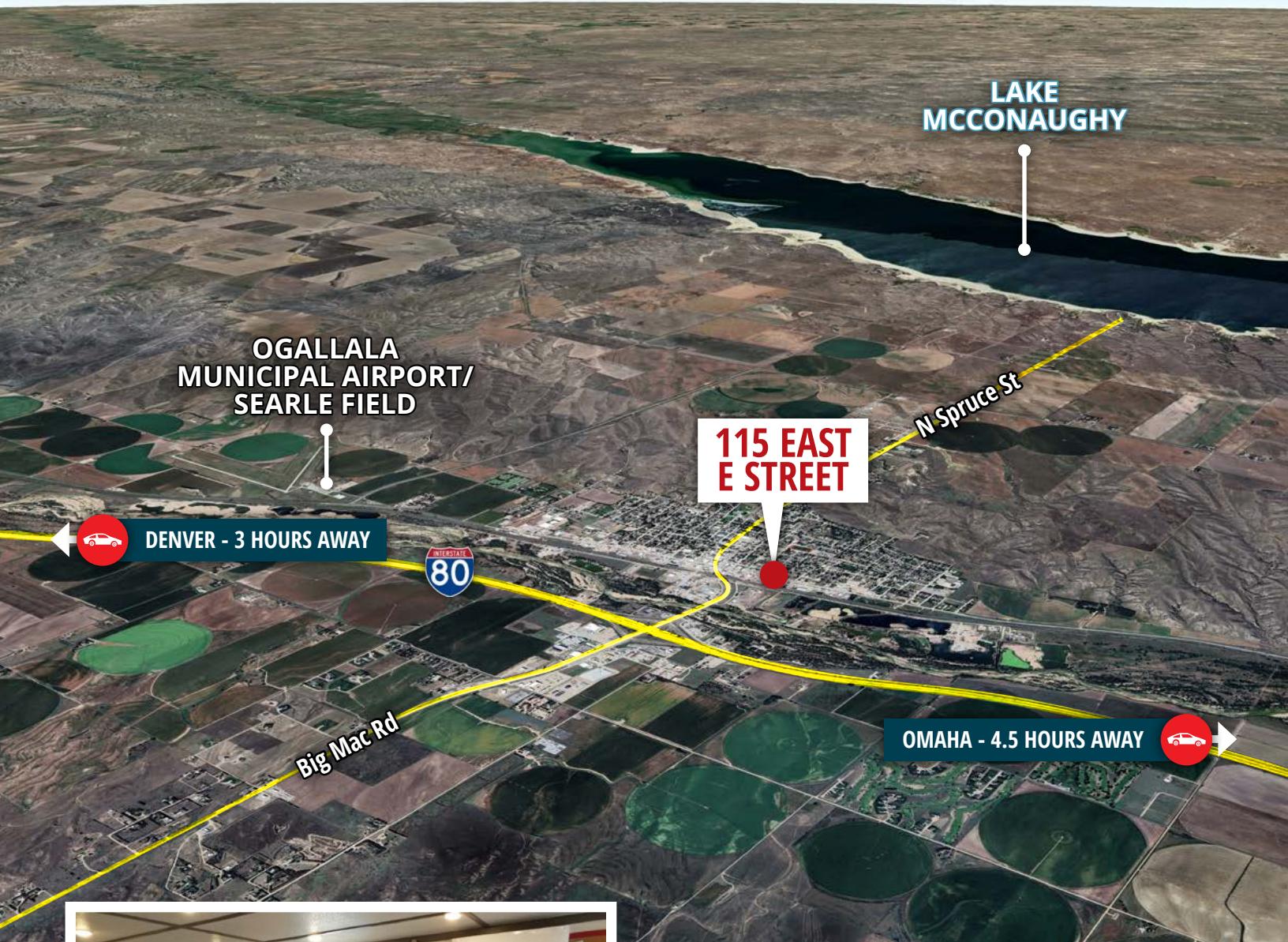
BROKER CONTACTS

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 **PINNACLE**
REAL ESTATE ADVISORS



	1 MILE	3 MILES	5 MILES
2024 POPULATION	3,709	5,051	5,222
2024 HOUSEHOLDS	1,631	2,176	2,249
AVERAGE HH INCOME	\$59,317	\$65,246	\$66,178

Source: CoStar

TRAFFIC COUNTS

US HWY 26 & I-80 SW	2,749 vehicles per day
US HWY 30 & E 10TH ST W	6,683 vehicles per day

Source: TrafficMetrix® Products