

Wilson Law Office



116 WEST 2ND STREET | KIMBALL, NEBRASKA

OFFERED AT \$99,900

Highly functional office building in a desirable Kimball commercial area, set among other professional services and retail. The entry opens to a large reception area designed for easy client flow, with visibility to multiple office doors. The interior offers up to five sizable private offices, each with ample wall space for desks, files, or equipment. A dedicated storage room provides flexibility for records, supplies, or could convert to an additional office if needed.

The property has been carefully maintained with an updated roof, an upgraded furnace system, and clean finishes throughout. Three bathrooms serve staff and clients efficiently. Furnishings are included, allowing a smooth, immediate transition for a new owner or tenant. This layout suits a variety of uses: legal, medical, financial, real estate, or small corporate headquarters. A rare turnkey opportunity in excellent condition, close to established businesses, with floor plans available for review.



NATACHA GASPAR 307.640.6915

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PROPERTIES
RANCH & RECREATION

