



## DIAMOND SPRINGS COMMERCIAL BUILDING OGALLALA, NE



A versatile commercial building on a spacious lot.

SHANE MAUCH

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$900,000**

**Location** 202 Diamond Springs Trail, Ogallala, NE 69153

## **Legal Description**

LOT 11 BLK 4 OGALLALA NORTH BUSINESS PARK ADD 1----16 STR( 30 14 38 )

**Acres** 4.59±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **\$8,946.14**

## **Property Summary**

For Sale: 202 Diamond Springs Trail-Prime Commercial Property in Ogallala, NE

Located at 202 Diamond Springs Trail in the growing community of Ogallala, Nebraska, this versatile 5,427 sq. ft. commercial building sits on a spacious 4.59± acre lot. Currently utilized as a dental office, the building offers a wide range of possibilities for conversion into other medical or commercial uses, making it an excellent investment for entrepreneurs looking to capitalize on the area's expansion.

### **Key Features:**

- Building Size: 5,427 sq. ft. of flexible commercial space
- Lot Size: 4.59 acres
- Current Use: Dental office with ample room for modification.
- A new roof and siding will be installed: New upgrades to protect and enhance the property.
- Parking: Generous parking space for staff and clients.
- Development Potential: Room for additional improvements and development.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

**SHANE MAUCH**

Sales Associate

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- Location: Close to Lake McConaughy and surrounded by new developments in the Ogallala area.
- Below Assessed Value: Priced competitively, this property is a fantastic opportunity for savvy investors.

Additional Notes:

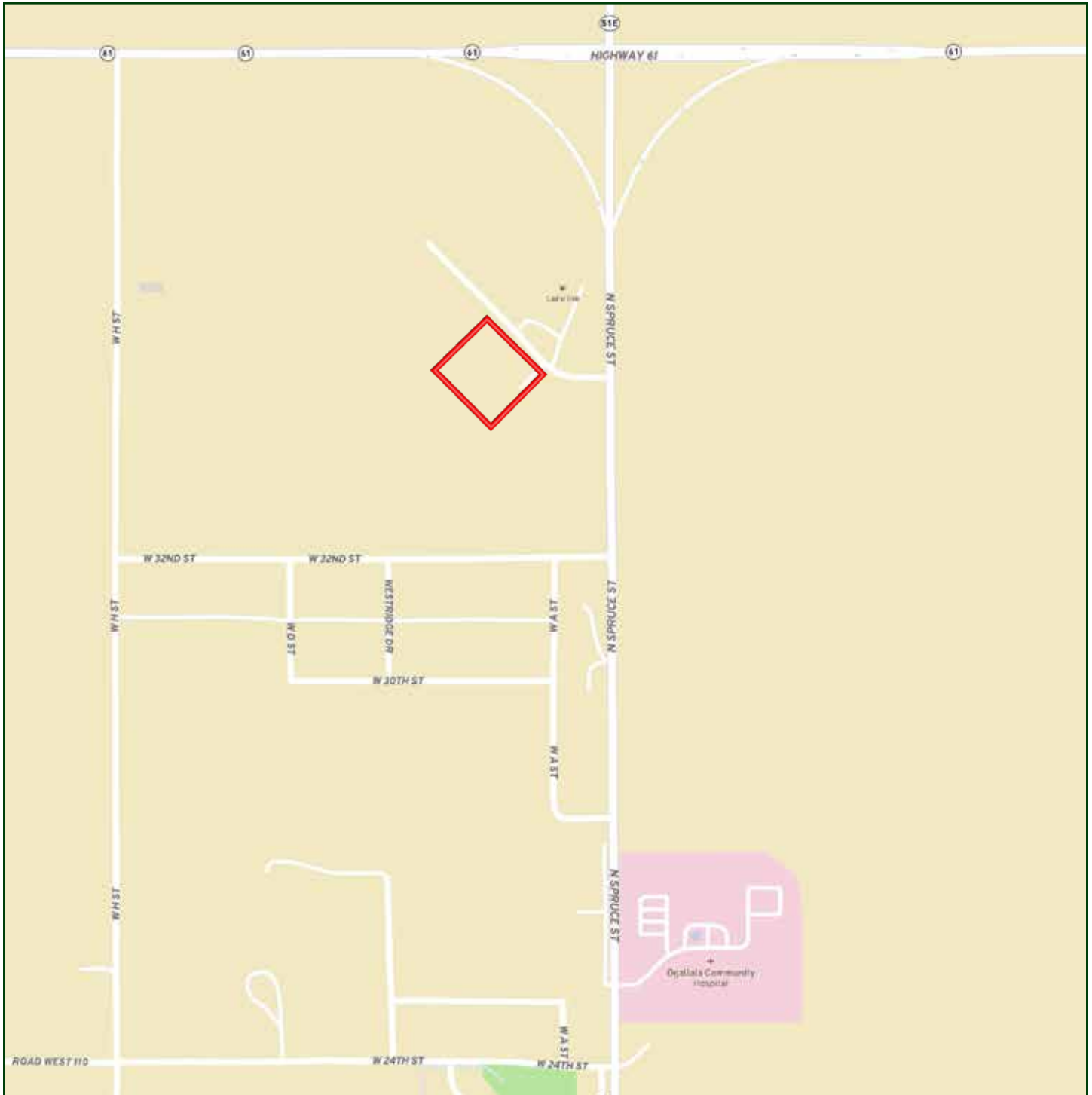
- Nearby Attractions: Lake McConaughy, a popular recreational spot, is just a short drive away, adding value to the location.

**Agent's Note:** Interested buyers will need to provide suitable credentials prior to scheduling a showing.

This property is a rare find and won't last long on the market! Contact me today to schedule your private tour and see the potential for yourself.

All information is taken from the Keith County Assessor card. It is not a guarantee or in no way a warranty.

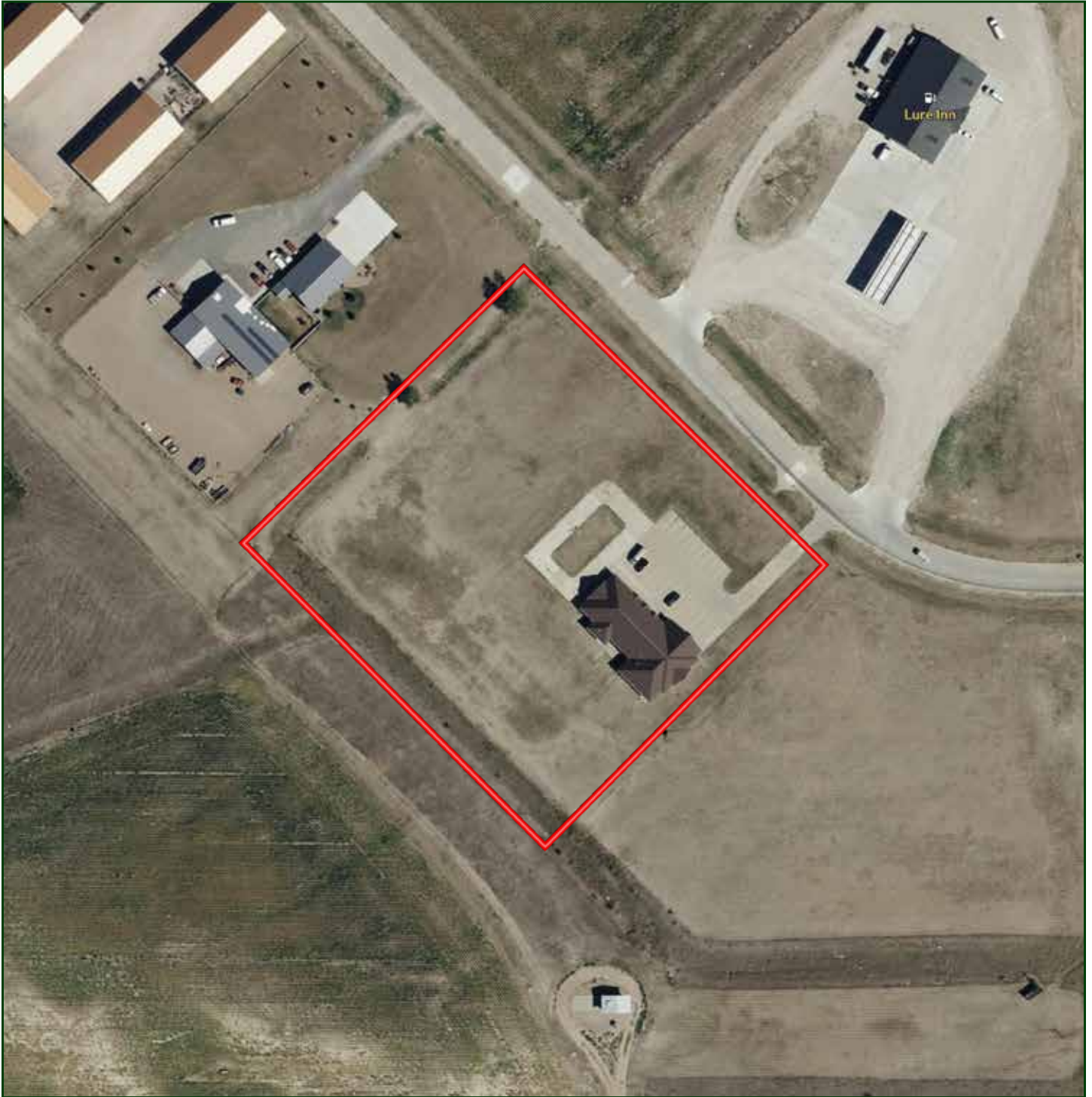
# LOCATION MAP



Boundary lines are estimates - Map for illustration only

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# AERIAL MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES







## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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