

ALL FIELDS DETAIL



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|---------------------|---------------------------|-------------------------|-------------|
| Mls # | 22774 | Total Sq. Ft. | 5001-7500 |
| Class | COMMERCIAL /INDUSTRIAL | Parking Capacity | 10-20 |
| Type | COMMERCIAL /INDUST | Approx. Age | 26-40 Years |
| Area | SCOTTSBLUFF | Overhead Doors | 1 |
| Asking Price | \$285,000 | Present Use | Other |
| Address | 1004 AVENUE I | Ceiling Height | 8-10 |
| City | Scottsbluff | Freight Elevator | N/A |
| State | NE | Stories | 1 |
| Zip | 69361 | Auction | No |
| Status | ACTIVE | | |
| Sale/Rent | For Sale | | |
| IDX Include | Y | | |



GENERAL

| | | | |
|----------------------------------|---|--------------------------------|---|
| VOW Include | Yes | VOW Address | Yes |
| VOW Comment | Yes | VOW AVM | Yes |
| Number Of Units | 1 | Agent | GARY BRANDT - Ofc: 308-632-7228 |
| Listing Office 1 | BRANDT REAL ESTATE - Main: 308-632-7228 | Listing Agent 2 | GARY BRANDT - Ofc: 308-632-7228 |
| Listing Office 2 | BRANDT REAL ESTATE - Main: 308-632-7228 | Compensation: Sub Agent | N |
| Compensation: Buyer Agent | N | Compensation: Sub Co-Op | N |
| Compensation: Buy Co-Op | .024 | Owner: Name | Schwartzkopf Estate |
| REO? (Y/N) | No | Occupant: Name | Vacant |
| Listing Date | 9/4/2020 | Legal | Lots 11-15A, Block 2, Terhune Subdivision, Scottsbluff, Scotts Bluff County, Nebraska |
| Building Sq. Ft. | 7,451 | Retail Sq. Ft. | 5,033 |
| Total Sq. Ft | 7,451 | Lot Size | 27,650 |
| Income: Rents | NA | Zoning | C-2 |
| Basement | NA | Rails | NA |
| RR Handicaps | NA | Sprinkler | NA |
| Flood Zone | Unk | Amps | Unk |
| Gross Lease Price | NA | Best Potential | NA |
| Associated Document Count | 0 | Update Date | 9/11/2020 |
| Status Date | 9/11/2020 | Hotsheet Date | 9/11/2020 |
| Price Date | 9/11/2020 | Input Date | 9/11/2020 9:23 AM |
| Original Price | \$285,000 | Days On Market | 25 |
| Days On MLS | 18 | Geocode Quality | Exact Match |
| Picture Count | 6 | Input Date | 9/11/2020 9:23 AM |
| Update Date | 9/11/2020 9:23 AM | | |

FEATURES

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|------------------------------------|------------------------------------|--|-----------------------------------|
| Ovrh Door Hgt 8Ft Clear | Parking Parking Area | Roof Pitch | Terms Sell Entirety |
| Construction Frame | Concrete | Asphalt | Possession At Closing |
| Siding Brick | Utilities Avail Electric | Docks None | To Show Call Agent |
| Heat Type Gas Forced Air | Gas | Miscellaneous Electric Hot Wa | Ovrh Door Wdth 8Ft Wide |
| Cooling Central Air | City Water | Location Free Standing | |
| Floors Concrete Slab | City Sewer | Flood Insurance Status Unknown | |
| | Foundation Slab | | |

FINANCIAL

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|---------------------|--------------|-------------------------------|------------|
| Virtual Tour | Virtual Tour | Taxes | \$5,960.30 |
| HOA Dues | NA | Utilities Avg Per Year | NA |

FINANCIAL

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|--------------------------|-----------|------------|------|
| Maintenance Avg Per Year | NA | Flood Zone | Unk |
| Parcel # | 010268812 | Tax Year | 2019 |
| Financing Remarks | Cash | | |

REMARKS

Remarks The property is located in a high traffic area. The building features 5,003 SF of retail/showroom and 2,448 of shop and parts area with an overhead door. The north 2/3 of the building was built in 1985 and the south 1/3 in 1995. A new roof was installed in 2019 according to the PR. There is a wood frame and masonry storage building with two overhead doors built in 1997. There is a fenced security area between both the buildings.

ADDITIONAL PICTURES



DISCLAIMER

Information & measurements contained in this MLS data sheet have not been independently verified nor warranted by the listing company. Any party interested in purchasing this property is advised to conduct their own investigation of the property through personal & professional inspections. The data is for general information purposes only & may contain estimates and/or inaccuracies. Information has been obtained from public records.