MLS # 22774 Address: 1004 AVENUE I

ALL FIELDS DETAIL



MIs# 22774 Class COMMERCIAL /INDUSTRIAL Type **COMMERCIAL**

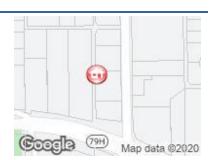
/INDUST **SCOTTSBLUFF**

Area Asking Price \$285,000 Address 1004 AVENUE I Scottsbluff City State NF

69361 Zip Status **ACTIVE** Sale/Rent For Sale IDX Include

5001-7500 Total Sq. Ft. Parking Capacity 10-20 Approx. Age 26-40 Years

Overhead Doors Present Use Other **Ceiling Height** 8-10 Freight Elevator N/A **Stories** Auction No









GENERAL

VOW Include Yes **VOW Address VOW Comment** Yes **VOW AVM Number Of Units**

Listing Office 1 BRANDT REAL ESTATE - Main: 308-632

Listing Office 2 BRANDT REAL ESTATE - Main: 308-632

-7228

Compensation: Buyer Agent N Compensation: Buy Co-Op .024 REO? (Y/N)

Listing Date 9/4/2020

Building Sq. Ft. 7,451 Total Sq. Ft 7,451 Income: Rents NA **Basement** NA **RR Handicaps** NA Flood Zone Unk **Gross Lease Price** NA **Associated Document Count** 0 9/11/2020 **Status Date**

Price Date 9/11/2020 \$285,000 **Original Price** Days On MLS 18

Picture Count

9/11/2020 9:23 AM **Update Date**

Yes

Agent GARY BRANDT - Ofc: 308-632-7228 **Listing Agent 2** GARY BRANDT - Ofc: 308-632-7228

Compensation: Sub Agent

Compensation: Sub Co-Op

Owner: Name Schwartzkopf Estate

Occupant: Name Vacant

Legal Lots 11-15A, Block 2, Terhune Subdivision,

Scottsbluff, Scotts Bluff County, Nebraska

Retail Sq. Ft. 5,033 27,650 Lot Size Zoning C-2 Rails NA Sprinkler NA **Amps** Unk **Best Potential** NA **Update Date** 9/11/2020 **Hotsheet Date** 9/11/2020 9/11/2020 9:23 AM

Input Date Days On Market 25

Flood Insurance

Status Unknown

Geocode Quality Exact Match 9/11/2020 9:23 AM Input Date

FEATURES

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

Concrete Slab

Central Air

Floors

FINANCIAL

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

Foundation

Slab

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FINANCIAL

Maintenance Avg Per YearNAFlood ZoneUnkParcel #010268812Tax Year2019

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.