

ALL FIELDS DETAIL



Office

Mls #	25330	Total Sq. Ft.	7501-10000
Class	COMMERCIAL /INDUSTRIAL	Parking Capacity	50 Or More
Type	FREE STANDING	Approx. Age	16-25 Years
Area	SCOTTSBLUFF	Overhead Doors	3
Asking Price	\$995,000	Present Use	Retail/Office
Address	408 W 27TH STREET	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	N		



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	Compensation: Sub Co-Op	No	
Compensation: Buy Co-Op	.024	Owner: Name	Melroy, LLC	
Listing Date	2/1/2024	Legal	Lots 13-18, Block 3, Beatty Tracts Addition, Scottsbluff, Nebraska	
Building Sq. Ft.	8100	Office Sq. Ft.	3300	
Warehouse Sq Ft.	4800	Land St Ft	40,611	
Rentable Sq. Ft.	8100	Apprx. Sq. Ft: Upper	8100	
Apprx. Sq. Ft: Main	8100	Lot Size	40,611	
Building Size	8100	Zoning	C-2	
Basement	No	Rails	No	
RR Handicaps	yes	Sprinkler	No	
Flood Zone	NO	Amps	Unk	
Description	There is 3,300 SF of office and shop area plus 4,800 SF unheated warehouse and a connecting canopy.		Associated Document Count	0
Update Date	2/3/2024	Status Date	2/2/2024	
Hotsheet Date	2/2/2024	Price Date	2/2/2024	
Input Date	2/2/2024 4:15 PM	Original Price	\$995,000	
Days On Market	5	Days On MLS	4	
Compensation: Sub Agent	NO	Compensation: Buyer Agent	YES	
Geocode Quality	Exact Match	Picture Count	10	
Input Date	2/2/2024 4:15 PM	Update Date	2/3/2024 10:44 AM	

FEATURES

Ovrh Door Hgt	10Ft Clear	Floors	Concrete Slab Part Carpet	Foundation	Slab	Flood Insurance	No
Construction	Brick Metal	Parking	Asphalt	Roof	Metal	Terms	Sell Entirety
Siding	Brick Steel	Utilities Avail	Electric Gas City Water City Sewer	Docks	None	Possession	At Closing
Heat Type	Electric Forced			Miscellaneous	Gas Hot Water H	To Show	Call Agent
Cooling	Central Air			Location	Free Standing Corner Lot		

FINANCIAL

Virtual Tour	Virtual Tour	Taxes	8,308.32
Flood Zone	No	Parcel #	010111670
Tax Year	2023	Financing Remarks	Cash

ADDENDUM

Addendum The air compressor, messenger portion of sign, security system and all personal property are excluded from the listing.

REMARKS

Remarks The subject is located in one of the highest traffic count areas and was designed as a used car dealership and has many possibilities. The office is 3,300 SF and includes a shop at the rear of the building. The office area is good quality finish and has several private offices, break area, reception area and conference room plus a shop area at the rear of the building. There are 2-2 fixture restrooms. The HVAC is geothermal with an electric forced air furnace and air conditioning for the office area. Also present is a 4,800 SF unheated warehouse building with 11" sidewalls and concrete floor. There is a 3,200 SF steel canopy that connects both buildings and 36,800 SF of asphalt paving.

ADDITIONAL PICTURES

Office



Office



Warehouse Building



Interior Office



Interior Office



Interior Office



Break Area



Shop Area



Connecting Canopy

DISCLAIMER

Information, photos & 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.