MLS # 25330 Address: 408 W 27TH STREET

ALL FIELDS DETAIL



Office

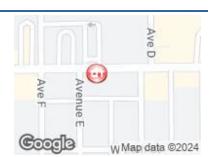
MIs# 25330 Class **COMMERCIAL** /INDUSTRIAL FREE STANDING Type **SCOTTSBLUFF** Area Asking Price \$995,000

408 W 27TH STREET Address Scottsbluff City State NF Zip 69361 Status **ACTIVE** Sale/Rent For Sale

7501-10000 Total Sq. Ft. Parking Capacity 50 Or More Approx. Age 16-25 Years

Overhead Doors 3

Present Use Retail/Office **Ceiling Height** 8-10 **Freight Elevator** N/A **Stories** Auction No











GENERA	l
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VOW Include Yes **VOW Comment** Yes **VOW AVM Number Of Units**

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

IDX Include

Compensation: Buy Co-Op .024

Listing Date 2/1/2024

Building Sq. Ft. 8100 Warehouse Sq Ft. 4800 Rentable Sq. Ft. 8100 Apprx. Sq. Ft: Main 8100 **Building Size** 8100 **Basement** No yes **RR Handicaps** Flood Zone NO

Description There is 3,300 SF of office and shop area

plus 4,800 SF unheated warehouse and a

connecting canopy.

Update Date 2/3/2024 2/2/2024 **Hotsheet Date** 2/2/2024 4:15 PM **Input Date**

Days On Market Compensation: Sub Agent NO

Geocode Quality Exact Match

2/2/2024 4:15 PM **Input Date**

VOW Address Yes

Agent GARY BRANDT - Ofc: 308-632-7228

Compensation: Sub Co-Op

Owner: Name Melroy, LLC

Legal Lots 13-18, Block 3, Beatty Tracts Addition,

Scottsbluff, Nebraska

Office Sq. Ft. 3300 Land St Ft 40,611 Apprx. Sq. Ft: Upper 8100 Lot Size 40,611 Zoning C-2 Rails No Sprinkler No **Amps** Unk Associated Document Count 0

Status Date 2/2/2024 **Price Date** 2/2/2024 **Original Price** \$995,000 Days On MLS

Compensation: Buyer Agent YES **Picture Count**

2/3/2024 10:44 AM **Update Date**

FEATURES

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

Central Air **FINANCIAL**

Tax Year

Cooling

Virtual Tour **Virtual Tour** Flood Zone No

2023

8,308.32 **Taxes** Parcel # 010111670 Financing Remarks Cash

Corner Lot

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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 a 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







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.