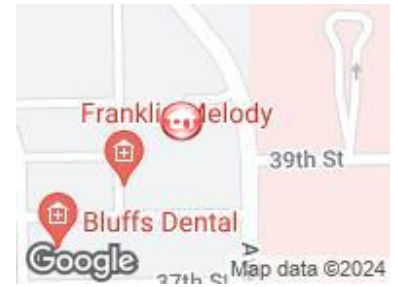


ALL FIELDS DETAIL



MLS #	25290	Total Sq. Ft.	7501-10000
Class	COMMERCIAL /INDUSTRIAL	Parking Capacity	10-20
Type	OFFICE	Approx. Age	26-40 Years
Area	SCOTTSBLUFF	Overhead Doors	No
Asking Price	\$800,000	Present Use	Office
Address	3812 AVENUE B	Ceiling Height	16-20
City	Scotssbluff	Freight Elevator	1001-2000 Lbs
State	NE	Stories	2
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	2	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	Hide Mark, LLC
REO? (Y/N)	No	Occupant: Name	Vacant
Listing Date	1/10/2024	Legal	Lot 12, Block 2, George Baltes Addition, Scottsbluff, Nebraska
Building Sq. Ft.	7802	Office Sq. Ft.	7802
Total Sq. Ft	7802	Apprx. Sq. Ft: Main	7802
Lot Size	21925	Building Size	7802
Income: Rents	NA	Income: Sales	NA
Zoning	O-P	Basement	1728
Rails	No	RR Handicaps	No
Sprinkler	No	Flood Zone	No
Amps	Unk	Gross Lease Price	NA
Best Potential	NA	Description	There is a 1,924 SF mezzanine area mostly office space with some storage.
Associated Document Count	0	Update Date	1/12/2024
Status Date	1/12/2024	Hotsheet Date	1/12/2024
Price Date	1/12/2024	Input Date	1/12/2024 3:34 PM
Original Price	\$800,000	Days On Market	6
Days On MLS	4	Compensation: Sub Agent	NO
Compensation: Buyer Agent	NO	Geocode Quality	Exact Match
Picture Count	12	Input Date	1/12/2024 3:34 PM
Update Date	1/12/2024 3:39 PM		

FEATURES

Ovrh Door Hgt	N/A	Parking	Parking Area	Roof	Flat	Flood Insurance	No
Construction	Brick		Concrete		Metal	Documents On Fi	None
	Metal	Utilities Avail	Electric	Docks	None	Terms	Sell Entirety
Siding	Brick		Gas	Miscellaneous	Gas Hot Water H		Lease
Heat Type	Gas Forced Air	Foundation	City Water		Elevator	Possession	At Closing
Cooling	Central Air		City Sewer	Location	Free Standing	To Show	Call Agent
Floors	Concrete Slab		Partial Basemen		Corner Lot		
	Other						

FINANCIAL

Virtual Tour	Virtual Tour	Taxes	16,747.70
Flood Zone	No	Parcel #	010122370
Tax Year	2023	Financing Remarks	Cash

ADDENDUM

Addendum The property is available for lease and the terms will be discussed at the time of inquiry.

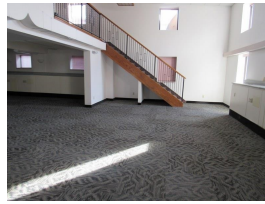
REMARKS

Remarks The subject has two separate suites with 4,888 SF plus 1,924 SF mezzanine area plus a partial basement. The other suite is the northern portion of the building with 2,914 SF. The two suites are separately metered. A portion of the larger suite has had some updating.

ADDITIONAL PICTURES



Suite 1



Suite 1



Sute 1



Mezzanine



mezzanine



Suite 2



Suite 2



Suite 2



Basement

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.