

L-2200291



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FOR SALE

Commercial Building | Albion, Nebraska

OFFERED AT
\$125,000

Highlights:

- Great for retail store or service establishment
- 1900 sq ft with 1840 sq ft unfinished basement
- Lot size 68'75' x 132' with 2400 sq ft concrete parking in front of office



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For additional information, please contact:

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Property Information

Property Location: Located on the corner of Marengo Street and 2nd Street, Albion, Nebraska. Directly south of Runza on Highway 91 and 39.

Legal Description: Lot 8 Block 16, Mansfield Addition, Albion, Boone County, Nebraska.

Description: Thinking about starting your own business or tired of renting, you need to check this location out. Property is zoned (C-1) General Commercial District. The general commercial district is intended to provide a compact area of retail and office space to serve the community. For more information on zoning regulations, call listing agent. Commercial property is only one block off of Highway 91 and Highway 14. City utilities include water and sewer. Electricity Loup Power and Black Hills Energy.

Price: \$125,000



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.