

L-2200351



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FOR SALE

Commercial Building | Allen, Nebraska

OFFERED AT
\$135,000

Highlights:

- Heated and Cooled Building
- Solar Energy Efficient
- City Street Front



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For additional information, please contact:

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Property Information

Property Location: Just outside of Sioux City, Iowa.

Legal Description: All Lot 14 and W.20' LOT 13 and N.67' Lot 15 and E. 1' N 37' S 83' Lot 15 BLK 1 OT Allen, Dixon County, Nebraska.

Description: 3,645 sq. ft of warehouse, office, storage, and bathroom. Loading dock in the back. This building could be split in half with separate street entrance. Comes with full HVAC unit. Rooftop Solar that is 6kw - 20 panels with string inverter. 8000 kwh per year. Building uses an average of 35-40 kwh a day. Roughly \$100/ month in electric cost, which \$45 of it is a set cost. This building also comes with an additional 24' x 36' garage in the back, that can hold two cars or is great for extra storage/work area. Garage is fully insulated with furnace. Hook ups are there for an additional bathroom to be added, if needed. This building would be a great building for a warehouse, office space, storage, manufacturing, etc. Located just outside of Sioux City, makes it a lot cheaper to own your own building then pay the high cost of rent in the cities. Currently this building is being used for manufacturing of frame tents, canopies, walkway and entry covers, smoking shelters, tarps, spray booths, and related fabric structures. However, they will be outsourcing some of their manufacturing and utilizing more automation.



Lot Size: 8,462 sq. ft **Price:** \$135,000



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