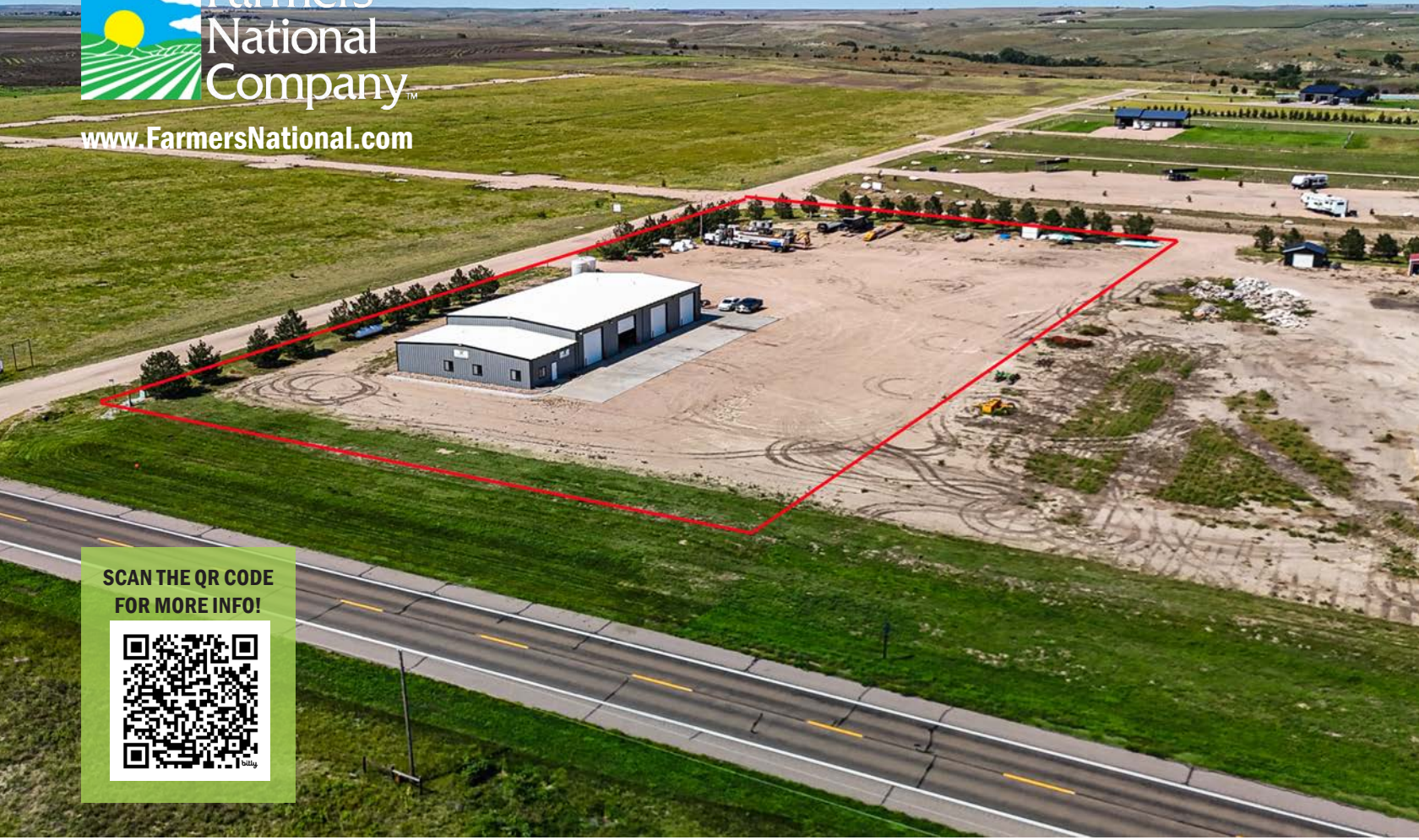




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SCAN THE QR CODE
FOR MORE INFO!



PROPERTY FOR SALE

36154 Enterprise Road | Hitchcock County, Nebraska

OFFERED AT
\$695,000

Highlights:

- Prime location along Highway 34; Sits directly across from Swanson Reservoir
- Turn-key office and shop space
- Last available commercial lot



For additional information, please contact:

Lori Harding, Agent

LHarding@FarmersNational.com

Cell: (308) 660-1861

Property Information

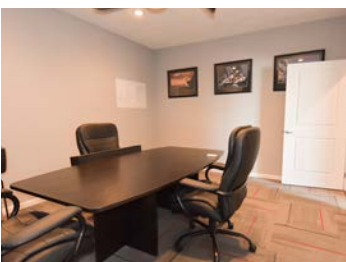
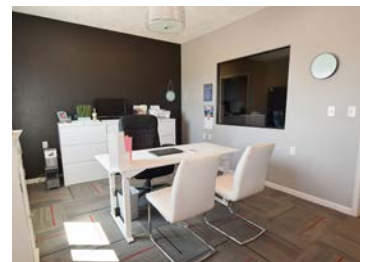
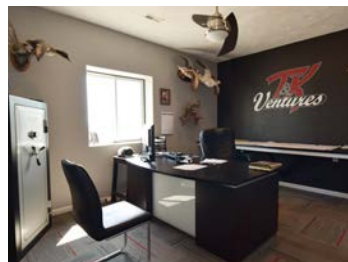
Directions to Property: Take US Highway 34 West out of Trenton 3.2 miles and turn North on Ventures Way.

Property Description: Explore an exceptional commercial property strategically located next to Swanson Reservoir along Highway 34, offering unparalleled frontage and visibility. Spanning 2.93 acres, this property features a 60'x130' steel building with a total of 7,800 sq. ft. of versatile space-6,000 sq. ft. dedicated to a spacious shop area and 1,800 sq. ft. of modern office space. The shop is equipped with four 14'x14' overhead doors, radiant heat, 3-phase electrical service with 230V plugs thoughtfully placed for easy access, and quick connects for compressed air available in multiple locations for maximum efficiency. Wi-Fi is available throughout the shop, and a restroom is conveniently located within the shop area. The office area, updated with a new A/C unit in the summer of 2023, includes a welcoming reception area, a small kitchen, and a bathroom. Two large offices and a conference room, complete with TV hookups and a large table, provide an ideal setting for client meetings and team discussions. High-speed fiber optic internet ensures seamless connectivity for your business operations. With its ideal layout and prime location, this property is perfect for a boat or RV business, though the opportunities extend far beyond, making it suitable for a variety of ventures, including those in the agricultural sector.

Community Features: Trenton, Nebraska, is a small, tight-knit community located in the southwestern part of the state. Known for its rural charm and friendly atmosphere, Trenton serves as a gateway to the nearby Swanson Reservoir. This popular destination offers a variety of outdoor activities, including fishing, boating, and camping. The reservoir is surrounded by scenic landscapes, making it a favorite spot for both locals and visitors seeking a peaceful retreat in nature.

Price: \$695,000.00

Lot Size: 2.98 acres



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.