



www.FarmersNational.com/Laurel

L-2500033



SCAN THE QR CODE  
FOR MORE INFO!



# BUILDING FOR SALE

107 East 2<sup>nd</sup> Street | Laurel, Nebraska

OFFERED AT  
**\$89,500**

## Highlights:

- Downtown Location
- Window Frontage
- Rear Entrance



**For additional information, please contact:**  
**Wendi Schutte, Associate Broker**  
**WSchutte@FarmersNational.com**  
**Office: (402) 256-9320 or Cell: (402) 518-0115**



EQUAL HOUSING  
OPPORTUNITY

# Property Information

## Directions to Property:

Downtown Laurel on 2<sup>nd</sup> Street. - South side of the road.

## Property Description:

This building has had a lot of work done to it, and now it is ready for whatever business you think would thrive in Laurel, Nebraska. The building has a new Duro-Last roof that will have a 20-year warranty on it, all new front show windows, renovated bathroom, new water heater, new exterior back door, new sales floors lighting, epoxy floors, and a new gas Trane furnace. The building used to be an old flower shop, but the cooler and work counters have been removed to open up the whole front area for whatever you can dream of for this space. Wonderful location and a great building!

## Community Features:

The Laurel Community features a beautiful downtown area with a newly renovated street and curbside. This fantastic downtown area features a business in almost every building! Makes for a great location with three highways that come into Laurel and wonderful local support. A new fire station/hall, new community center, new city offices, and a newly renovated school, Laurel is the place to be! Small town community that is growing and thriving!

## Estimated Room Sizes

Office	13.5' x 7.11'
Partial Bath	7.11' x 7.2'
Utility Room	22.7' x 7.8'
Storage Room	22.7' x 10.2'
Front Area	51.9' x 23.4'
Total	100' x 25'

## School District:

Laurel Concord Coleridge

## Lot Size:

100' X 25'

## Price:

\$89,500

## Taxes:

\$489.24 (2023)



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.