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BUILDING FOR SALE

100 N HWY 20 | Laurel, Nebraska

OFFERED AT
\$550,000

Highlights:

- Highway Frontage
- Wonderful Location
- Many Business Opportunities



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



Property Information

Directions to Property:

Located in Laurel, NE. Corner of HWY 20 and 2nd St.

Property Description:

Property Description (deck, landscaping, yard, pool, outbuildings, etc): The wonderful building is fully finished out in a rustic style, exposed beams in cathedral ceiling, painted cement, tin decorative wall. Also has many features like - large walk-in freezer, 3 sink washing system with separate hand washing sink, Security system throughout, 400 AMP fuse box, 2 HVAC units, fire retardant sprayed insulation in the ceiling, large storage room & bathroom for the public. Large front door entry and 2 additional exit doors. (Would be easy to put a loading area on the side of this building, if you are needing that.) Many business opportunities for this super nice building!

Community Features:

Community Features (what is nearby and a community attraction): Located right on HWY 20 in Laurel, NE. Where 3 different highways come into town and lead to the cities of Norfolk, NE, Yankton, SD, and Sioux City, IA, so plenty of traffic comes through town and passes this location. Real Estate is always about ... location, location, location! And this is excellent location!

Price:

\$550,000

Estimated Room Sizes

Building Size	Approx. 40' x 74'
Lot Size	148' x 150'
Storage Room	26.10' x 10.11'
Utility Room	14.1' x 8.3'
Restroom	8.7' x 7.6'
Walk-in Freezer	13.9' x 7.1'

Taxes:

\$2,235

Handicapped Accessibility Features:

Bath and Parking

Features:

Heating: Electric Forced Air

Cooling: Central

Partial Bath: 1

Water: Community

Sewer: City

Exterior: Steel

Roof: Metal



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.