

**FARMERS
NATIONAL**
C O M P A N Y

L-2600021

FarmersNational.com/ONeill



SCAN THE QR CODE
FOR MORE INFO!



BUILDING FOR SALE

120 West State Street | Atkinson, Nebraska

OFFERED AT
\$100,000

Highlights:

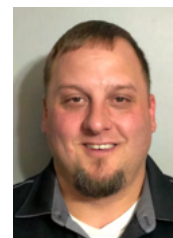
- Great opportunity
- Commercial / retail space
- Downtown Atkinson



Dave Hickey, Agent | (402) 340-4436
DHickey@FarmersNational.com

For additional information, please contact:

Bryan Hoefer, Agent | (402) 340-4685
BHoefer@FarmersNational.com



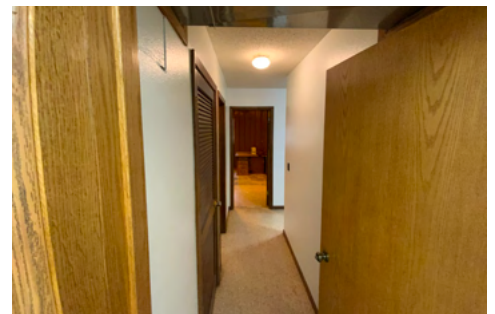
Property Information

Property Description: Here is an opportunity to own a great warehouse in downtown Atkinson. The building offers 3,298+/- square feet with two offices, a large showroom, bathroom, and warehouse area. The warehouse area has two overhead doors that are at dock height for easy ability to unload trucks.

If you are looking for a perfect place to start a business or just a place to store your extra belongings, this would be an ideal building to accomplish this.

Legal Description: Lot 5 and West Half (W½) of Lot 6, in Block 10, Original Town of Atkinson, Holt County, Nebraska.

2025 Taxes: \$302.80 **Price:** \$100,000 **Lot Size:** 35' x 100'



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.