

ALL FIELDS DETAIL



MLS # 34343
Asking Price \$95,000
Status New Listing
Comment
Status ACTIVE
Class COMMERCIAL /INDUSTRIAL
Type COMMERCIAL
Area VALENTINE
Address 140 W 2nd Street
City Valentine
State NE
Zip 69201
Sale/Rent For Sale
IDX Include Y

TOTAL SQ. FT. 3501-5000
PARKING CAPACITY 1-5
APPROX. AGE 61+
OVERHEAD DOORS NONE
PRESENT USE OTHER
CEILING HEIGHT 8-10 FEET
FREIGHT ELEVATOR N/A
STORIES 2
AUCTION NO



GENERAL

VOW Include Yes
VOW Comment Yes
Agent Janelle Johnson - Cell: 402-322-1011
Owner: Name David Tehrani
Sales Broker Compensation 5
Legal OT LOT 24 BLK 11 CHERRY COUNTY NEBRASKA
LAND SQ. FT. 2500
MAIN SQ. FT. 2500
ZONING Commercial

VOW Address Yes
VOW AVM Yes
Listing Office 1 Stracke Realty, LLC - Off: 402-340-2990
Owner: Phone 4023891955
Listing Date 6/1/2024
BUILDING SQ. FT. 4815

UPPER SQ. FT. 2315
LOT SIZE 25x100
Description This 4,815sqft historic building located downtown the Heart City is gutted & ready for your venture!

Associated Document Count 0
Status Date 6/28/2024
Price Date 6/28/2024
Original Price \$95,000
Days On MLS 12
Picture Count 14
Update Date 7/10/2024 1:45 PM

Update Date 7/10/2024
Hotsheet Date 6/28/2024
Input Date 6/28/2024 11:27 AM
Days On Market 39
Geocode Quality Exact Match
Input Date 6/28/2024 11:27 AM
Video Count 0

FINANCIAL

PARCEL # 16000190
TAXES 737

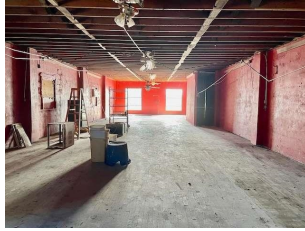
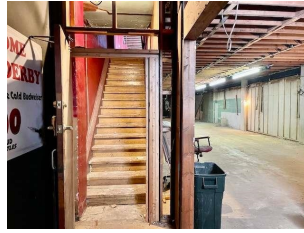
TAX YEAR 2023

ADDENDUM

Addendum This historic building is located downtown the Heart City previously known as "The Derby" and is characterized by the original brick front. Initially built in 1949 to house a tavern/bar, the 4,815 sqft building features two stories. There are endless possibilities where the building has been gutted and has a new roof. The lower level features a large open area, framed bathrooms, and a maintenance room. The upper level has a second large area, framework for a storage room, and framed bathrooms with original hardwood floors. The location and usable square footage make this building diverse to accommodate many possible ventures.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified. The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.