



COMMERCIAL PROPERTY FOR SALE

49121 HIGHWAY 20
O'NEILL, NEBRASKA



For more information, contact:

KYLE CONNOT
LAND SALES AGENT
(402) 340-0493



Offered at \$295,000

HIGHLIGHTS

- 3.71 +/- ACRES ALONG HIGH-TRAFFIC HIGHWAY 20
- 40'X60' INSULATED STEEL UTILITY BUILDING WITH 16' SIDEWALLS
- HEATING, AIR CONDITIONING, PRIVATE WELL, AND SEPTIC SYSTEM
- SEALED AND FINISHED CONCRETE FLOOR
- IDEAL FOR A SHOP, WAREHOUSE, RETAIL, SERVICE CENTER, OR LIGHT INDUSTRIAL USE



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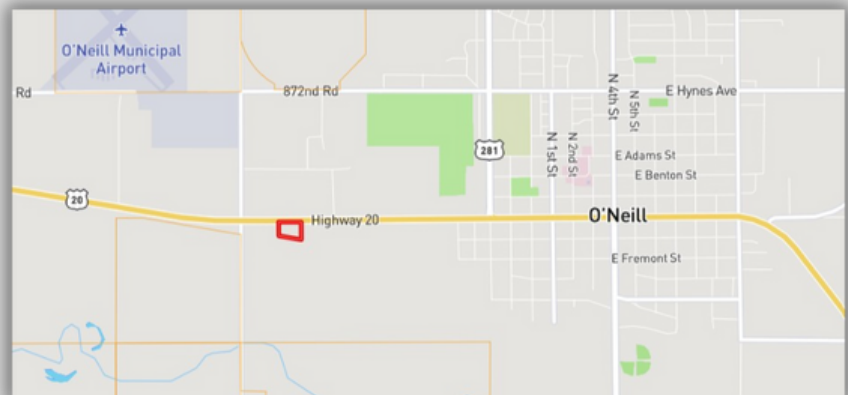
PROPERTY INFORMATION

49121 HIGHWAY 20
O'NEILL, NEBRASKA

Partial legal description obtained from Holt County Assessor: GRATTAN TWP; PT W1/2 SW1/4; 25-29-12; 3.71 AC.

PROPERTY DESCRIPTION:

Incredible opportunity to own 3.71 +/- acres of prime commercial real estate on the west edge of O'Neill, Nebraska! Situated along high-traffic Highway 20, this property offers exceptional visibility and easy access, making it a fantastic location for a variety of uses or business ventures. Built in 2017, the 40'x60' insulated steel utility building is designed for versatility and efficiency, featuring 16' sidewalls, heating and air conditioning, a private well, and septic system. The building also boasts a finished and sealed concrete floor, adding durability and a clean, professional look. Whether you're looking for a shop, warehouse, retail space, service center, or light industrial operation, this property is well-equipped to support your vision. Surrounded by thriving businesses, this location provides built-in exposure and convenient customer access. With ample space for expansion, parking, or outdoor storage, the possibilities are endless!



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