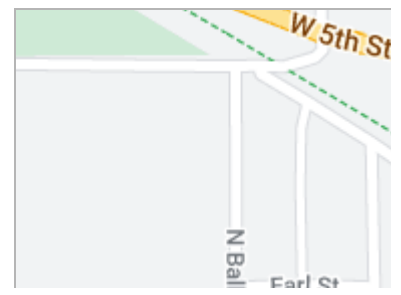


ALL FIELDS DETAIL



| | | | |
|---------------------|------------------------|---------------------------|-------------------------|
| MLS # | 32663 | TOTAL SQ. FT. | 7501-10000 |
| Asking Price | \$187,500 | PARKING CAPACITY | 10-20 |
| Status | ACTIVE | APPROX. AGE | UNKNOWN |
| Class | COMMERCIAL /INDUSTRIAL | OVERHEAD DOORS | NONE |
| Type | OTHER | PRESENT USE | OTHER |
| Area | ATKINSON | CEILING HEIGHT | N/A |
| Address | 504 N Ballons Street | FREIGHT ELEVATOR | N/A |
| City | Atkinson | STORIES | 1 |
| State | NE | AUCTION | NO |
| Zip | 68713 | Marketing Comments | Investment opportunity! |
| Sale/Rent | For Sale | | |
| IDX Include | Y | | |



GENERAL

| | | | |
|----------------------------------|---|----------------------------------|-------------------------------------|
| VOW Include | Yes | VOW Address | Yes |
| VOW Comment | Yes | VOW AVM | Yes |
| Number of Units | 9 | Agent | Stacey Stracke - Cell: 402-340-2990 |
| Listing Office 1 | Stracke Realty, LLC - Off: 402-340-2990 | Sales Broker Compensation | Office |
| Listing Date | 6/8/2023 | BEST POTENTIAL | Trailer Court |
| Associated Document Count | 0 | Update Date | 6/9/2023 |
| Status Date | 6/9/2023 | Hotsheet Date | 6/9/2023 |
| Price Date | 6/9/2023 | Input Date | 6/9/2023 2:06 PM |
| Original Price | \$187,500 | Days On Market | 1 |
| Geocode Quality | Exact Match | Picture Count | 23 |
| Input Date | 6/9/2023 2:06 PM | Update Date | 6/9/2023 2:58 PM |
| Video Count | 0 | | |

FINANCIAL

| | | | |
|-----------------|-----------|-----------------|------|
| PARCEL # | 450019942 | TAX YEAR | 2022 |
| TAXES | 1058.02+ | | |

ADDENDUM

Addendum Investment opportunity! Trailer Court for Sale. The sale includes 7 trailer homes and occupied/unoccupied rental spaces. This property is a solution for the ever increasing need for affordable housing. Located on the outskirts of Atkinson it provides privacy for the occupants of the court. There are two access roads with mature trees for additional privacy. There is a main trailer house with a storage shed and six other trailer homes. This property's unoccupied land offers space for additional trailers or the opportunity to build on. There is an opportunity to purchase two adjoining properties if interested. This is a great investment opportunity!!

REMARKS

Remarks Investment opportunity, trailer homes & trailer court for sale!!

ADDITIONAL PICTURES



MLS # 32663

Address: 504 N Ballons Street



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.