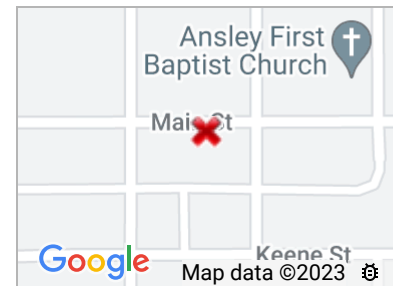


ALL FIELDS DETAIL



MLS #	32028	BEDROOMS	THREE
Asking Price	\$380,000	TOTAL BATH	TWO
Status Comment	New Listing	GARAGE CAPACITY	ONE
Status	ACTIVE	GARAGE TYPE	DETACHED
Class	RESIDENTIAL	STYLE	RANCH
Type	OTHER	SQ. FT. ABOVE	1001-1200
Area	ANSLEY	GROUND	
Address	607 Main Street	APPROX. AGE	61+
City	Ansley	BASEMENT	YES
State	NE	WATERFRONT	NONE
Zip	68814	AUCTION	NO
Sale/Rent	For Sale	Marketing	Home +
IDX Include	Y	Comments	Restaurant Available***



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Stacey Stracke - Cell: 402-340-2990	Listing Office 1	Stracke Realty, LLC - Off: 402-340-2990
Listing Date	12/19/2022	YEAR BUILT	1940
Apprx. Sq. Ft: Upper	0	Apprx. Sq. Ft: Main	1971
Apprx. Sq. Ft: Grdn Lvl	0	Apprx. Sq. Ft: Basement	1153
Apprx. Sq. Ft: % Finished	2520	Apprx Sq Ft Above Ground	1971
Apprx Total Square Feet	3124	Original Price	\$380,000
Associated Document Count	2	Sales Broker Compensation	Office
Days On Market	65	Update Date	12/31/2022
Status Date	12/31/2022	Hotsheet Date	12/31/2022
Price Date	12/31/2022	Input Date	12/31/2022 3:53 PM
AVERAGE GAS	\$210	AVERAGE ELECTRIC	\$400
UTILITY REMARKS	Water/Sewer \$94, Trash \$46	Geocode Quality	Exact Match
Picture Count	27	Days On MLS	53
Input Date	12/31/2022 3:53 PM	Update Date	12/31/2022 6:38 PM
Video Count	0		

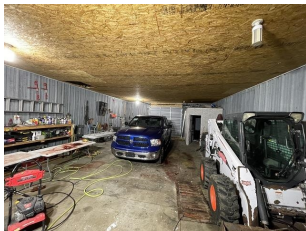
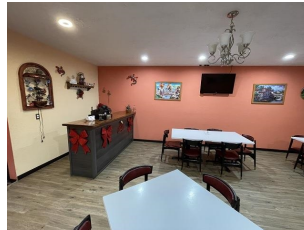
FINANCIAL

PARCEL # 000907600	TAXES 1249.90
TAX YEAR 2021	

ADDENDUM

Addendum A 3 bedroom, single bath with kitchen and living room below a restaurant is available for your consideration. Upon entering the restaurant front door you are welcomed with bright colors, all new sheet rock and flooring and a cooler full of your favorite soft drinks. Enough seating for 65 customers and men's and women's bathrooms. The kitchen comes equipped with gas stainless steel stove, stainless steel fryer, microwave, stainless steel sinks, ice maker substantial counter space and a refrigerator. Also included is a walk in cooler that is temporarily out of service. In the back you have a 12x17 room that can be used as an office or decorated to your liking. Moving through the kitchen area you come to a food storage area containing 7 more refrigerators, extra counter space and numerous shelving units and an extra cooler. Going through the double doors you enter a seating area with couch, small table and chairs for a well deserved break area. Downstairs you have 3 favorable sized bedrooms, bathroom, kitchen and living room area all freshly remodeled. A large sized laundry room with plenty of storage. Out back is a sizeable 40 x 26 garage, that has a floor drain for washing your vehicle inside on the Nebraska winter days, and plenty of room for storing your vehicles inside. It has metal finished walls and OSB wood finished ceiling. If you are looking for a new adventure or have always wanted to manage your very own restaurant then don't let his one slip by!! The owners have also added that they would be willing to let the new owners shadow them while teaching their ways of running the business side for up to a month!! Taking in what you can to help familiarize yourself and planning your own twists of your new beginning!! This is a great opportunity so don't let it pass you up!! Approx. Home Measurements: Kitchen 17' x 24.5' Main Bath 5' x 8' Master Bedroom 12.5' x 12' Second Bedroom 12.5' x 11.5' Third Bedroom 12' x 11.5' Laundry 12.5' x 10' Sitting Area 17' x 10' Storage 3.75' x 37.5' Approx. Restaurant Measurements: Dining Room 27' x 35' Restrooms 5' x 7' Storage Room 12' x 23' Furnace Room 20' x 4.5' Cooler 5' x 7' Kitchen 14' x 7' & 8' x 16.5' Office 12' x 17' Garage Approx. Measurements 40' x 26' Door 10' x 12'

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.