



# VERSATILE STEEL BUILDING

308 S HICKMAN STREET, ATKINSON, NE

OFFERED AT  
**\$120,000**

## PROPERTY FEATURES

-  40' x 42' Insulated & Heated Steel Building
-  20' x 42' Concrete Approach
-  (2) Overhead Garage Doors  
10' Tall x 12' Wide
-  220 Power
-  Concrete Floor with Floor Drains
-  Private Office & Bathroom
-  Air Compressor Included
-  Furnace & Water Heater  
Replaced in 2026



Located just off Highway 20, this versatile 40' x 42' insulated and heated steel building offers endless potential for business, storage, or hobby use. The property features a 20' x 42' concrete approach, two 10' x 12' overhead doors, and finished interior. Inside, you'll find a concrete floor with floor drains, private office, a bathroom, and 220 power. Recent updates include a furnace and water heater installed in 2026. With its excellent access and move-in-ready setup, this property is ideal for business expansion, equipment storage, or personal use.



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