

COMMERCIAL OPPORTUNITY

REAL ESTATE & BUSINESS ONLY

Well-established location with endless potential! Fuel station, tire shop & mechanic facilities on 6 lots with high visibility and easy access.



402 E MAIN STREET *Chambers, NE*

FUEL STATION • TIRE SHOP • AUTOMOTIVE REPAIR FACILITY



PROPERTY HIGHLIGHTS

- 6 Lots Included
- Fuel Infrastructure In Place
- Tire & Mechanic Shop
- High Visibility Location
- Multiple Income Streams
- Room To Expand Operations
- Established Community Presence

ADDITIONAL INFORMATION

Approximate Square Footage of Buildings:

- Main Lobby/Shop Building: 2,418 sq. ft.
- Storage Building #1: 576 sq. ft.
- Storage Building #2: 336 sq. ft.

Fuel Storage Containers:

- 1-4,000 Gallon Underground Fuel Tank (Permitted)
- 3-10,000 Gallon Above-Ground Fuel Tanks
- 1-20,000 Gallon Divided Above-Ground Fuel Tank (12,000 Gallon / 8,000 Gallon)

Listing is for the real estate and business opportunity only. All inventory, including but not limited to, fuel, tires, parts, and fuel truck are not included in the list price, but Sellers are willing to negotiate the inclusion of these items depending on Buyer needs and purchase terms.

PROPERTY TAXES (2025):
\$480.20



KYLE CONNOT
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Nebraska & South Dakota



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