

## Listing #1



## 407 N. Holt Street, Atkinson, NE 68713

List Price	<b>\$160,000</b> on 03/04/2024
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11344042
Property Type	Commercial Building
County	Holt
Total Tax	\$1,376
Tax ID	450020061 & 450019998
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

### Prime commercial property in tranquil Atkinson, NE. - 15,581 sq. ft. | 1.8 Acres Prime Commercial Property

in Tranquil Atkinson, Nebraska Welcome to your next investment opportunity in the heart of Atkinson, Nebraska! Nestled in a serene neighborhood, this expansive commercial property boasts over 15,000 square feet of versatile space on a sprawling 1.8-acre lot. Property Features: Size: With a generous one-story layout, this brick building offers ample space spanning 15 rooms, including: 7 spacious rooms measuring 26' x 36' A sizable 36' x 60' gymnasium Various sized offices catering to diverse business needs Versatility: Whether you're looking to capitalize on rental income or need storage solutions, this property presents a myriad of opportunities to suit your investment goals. Additional Lots: Included in the sale are two additional lots situated to the Northeast of the building, enhancing the property's value and potential for future expansion or development. Convenience: Benefit from off-street parking, ensuring ease of access for both tenants and customers. Investment Opportunity: With its strategic location, versatile layout, and additional lots, this property presents an enticing investment opportunity for astute investors seeking to tap into Atkinson's thriving commercial landscape. Don't miss out on this chance to secure a prime piece of real estate in a tranquil Nebraska neighborhood. Priced competitively at \$160,000, this property is primed and ready for its next chapter. Contact us today to schedule a viewing and seize this golden opportunity! Property Taxes/Tax Year: \$1,133.28 / 2023 Average Utilities: W/S/T - n/a

### Property Details

- 15581 SF
- Built in 1950
- Crawl Basement
- 1.80 Acres
- 1 Story
- Lower Level: Unfinished

### Interior Features

- 1 Heat/AC Zones

### Exterior Features

- Masonry - Brick Construction
- Brick Siding
- Flat Roof
- Community Water
- Municipal Sewer

### Presented By

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Listing data is deemed reliable but is NOT guaranteed accurate.