

**ALL FIELDS DETAIL**



**MLS #** 34234  
**Asking Price** \$85,000  
**Status** ACTIVE  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** INDUSTRIAL  
**Area** ATKINSON  
**Address** 409 S Williams Street  
**City** Atkinson  
**State** NE  
**Zip** 68713  
**Sale/Rent** For Sale  
**IDX Include** Y

**TOTAL SQ. FT.** 2000 OR LESS  
**PARKING CAPACITY** 1-5  
**APPROX. AGE** 41-60 YRS  
**OVERHEAD DOORS** ONE  
**PRESENT USE** WAREHOUSE  
**CEILING HEIGHT** 16-20 FEET  
**FREIGHT ELEVATOR** N/A  
**STORIES** 1  
**AUCTION** NO



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Kellyn Kilmurry - Cell: 402-340-2977	<b>Listing Office 1</b>	Stracke Realty, LLC - Off: 402-340-2990
<b>Sales Broker Compensation</b>	6.5%	<b>Listing Date</b>	4/4/2024
<b>Legal</b>	ATKINSON VILL; BOLL NEELY'S 2ND ADD BLK G LOTS 6-7 SHOP; PARCEL 450020448	<b>BUILDING SQ. FT.</b>	1,800
<b>Associated Document Count</b>	0	<b>Update Date</b>	6/6/2024
<b>Status Date</b>	6/6/2024	<b>Hotsheet Date</b>	6/6/2024
<b>Price Date</b>	6/6/2024	<b>Input Date</b>	6/6/2024 3:10 PM
<b>Original Price</b>	\$85,000	<b>Days On Market</b>	63
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	4
<b>Input Date</b>	6/6/2024 3:10 PM	<b>Update Date</b>	6/6/2024 3:10 PM
<b>Video Count</b>	0		

**FEATURES**

<b>OVERHEAD DOOR HEIGHT</b> 14FT CLEARANCE	<b>FLOORS</b> CONCRETE SLAB	<b>ROOF</b> PITCH	<b>POSSESSION</b> AT CLOSING
<b>CONSTRUCTION</b> CONCRETE METAL	<b>PARKING</b> PARKING SPACE CONCRETE	<b>DOCKS</b> NONE	<b>TO SHOW</b> CALL AGENT
<b>SIDING</b> STEEL	<b>UTILITIES AVAILABLE</b> ELECTRIC GAS	<b>LOCATION</b> FREE STANDING	<b>OVERHEAD DOOR WIDTH</b> 12FT WIDE
<b>HEAT TYPE</b> GAS FORCED AIR	<b>FOUNDATION</b> SLAB	<b>TERMS</b> WILL DIVIDE	

**FINANCIAL**

**PARCEL #** 450000466      **TAX YEAR** 2023  
**TAXES** \$299.28

**REMARKS**

**Remarks** 1,800 sq ft shop with natural gas heat, newer overhead door and a smaller shed with electricity located behind large shop. Located on the south side of Atkinson. Call listing agent to take a look!

**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.