

Listing #1



204 Front Street, Atkinson, NE 68713

List Price	\$49,900 on 11/17/2025
Status	Active for Sale *Draft
Shared in MLS	Yes
Listing ID	11610152
Property Type	Commercial Building
County	Holt
Total Tax	\$47
Tax ID	450020289
FEMA Flood Map	fema.gov/portal
Year Renovated	2011

1.2 Bath | 576 sq ft. | 0.7 acre lot Prime Commercial Space - 1.2 Bath | 576 sq ft. | 0.7 acre lot Prime

Commercial Space Near Downtown Atkinson Discover a versatile commercial property located near Atkinson's downtown district. Built in 1952, this 576 sq. ft. building sits on a 0.07-acre lot, making it an ideal fit for a small business, office, studio, or investment opportunity. Inside, the building features two flexible workspaces, a break room area, and a half bath-providing practical functionality for a variety of uses. Recent updates include newer electrical, adding peace of mind and modern reliability. An additional outbuilding provides extra storage, perfect for inventory, equipment, or seasonal items. This property offers excellent potential for entrepreneurs and businesses looking to establish a presence in Atkinson. Year Built: 1952 Taxes 2024: \$47.90 Approximate Dimensions: Breakroom 7' x 11' Half Bath 5' x 7' Flex Room #1 16' x 15' Flex Room #2 16'6" x 11' Storage Shed

Property Details

- | | | | |
|---------------------------------|-----------------|------------------|------------------------|
| • 1 Half Bath | • 0.07 Acres | • Renovated 2011 | • Available 11/17/2025 |
| • 576 SF | • Built in 1952 | • 1 Story | • Slab Basement |
| • Renovation: Electrical Update | | | |

Unit Information

Interior Features

- | | | |
|---------------------|-----------------|---------------------|
| • Carpet Flooring | • Radiant | • Natural Gas Avail |
| • Laminate Flooring | • Electric Fuel | |

Exterior Features

- | | | |
|--------------------------------|-------------------------|--------------------|
| • Masonry - Brick Construction | • Brick Siding | • Community Water |
| | • Asphalt Shingles Roof | • Community Septic |

Presented By

Kellyn Kilmurry, Stracke Land & Realty 402-340-2977 kellie@strackerealty.com

Listing data is deemed reliable but is NOT guaranteed accurate.