

# 112 W STATE STREET

## ATKINSON, NEBRASKA

ONE-OF-A-KIND DOWNTOWN PROPERTY FEATURING INCOME-PRODUCING OFFICE & GARAGE SPACES, A STUNNING INDUSTRIAL LOFT APARTMENT, AND ENDLESS OPPORTUNITIES

LIVE. WORK. INVEST.  
ALL UNDER ONE HISTORIC ROOF.



3,310± SQ. FT.  
OFFICE SPACE

1,950± SQ. FT.  
GARAGE/WORKSHOP

2 BED | 1.5 BATH  
DESIGNER LOFT APARTMENT

1,300± SQ. FT.  
UPPER-LEVEL EXPANSION SPACE

3,300± SQ. FT.  
UNFINISHED BASEMENT

### PREMIER OFFICE SUITES

ESTABLISHED, PROFESSIONAL, INCOME PRODUCING.



THE EAST SIDE OF THE MAIN LEVEL IS DEDICATED TO THE OWNER'S OFFICE SUITE, FEATURING A RECEPTION OFFICE, THREE PRIVATE OFFICES, AND AN EFFICIENT LAYOUT DESIGNED FOR EVERYDAY BUSINESS OPERATIONS. ORIGINAL BRICK WALLS AND IMPRESSIVE CEILING HEIGHTS CREATE A DISTINCTIVE PROFESSIONAL ATMOSPHERE THROUGHOUT THE SPACE. THE WEST SIDE INCLUDES FOUR ADDITIONAL PRIVATE OFFICE SUITES, ALL CURRENTLY LEASED, PROVIDING IMMEDIATE RENTAL INCOME. SHARED MEN'S AND WOMEN'S RESTROOMS AND A CONVENIENT BREAKROOM SERVE ALL OFFICE TENANTS.

### DESIGNER LOFT APARTMENT

HISTORIC CHARM, MODERN LUXURY.



THE UPPER LEVEL SHOWCASES A BEAUTIFULLY RENOVATED LOFT-STYLE 2 BEDROOM, 1.5 BATHROOM APARTMENT THAT BLENDS MODERN LUXURY WITH THE BUILDING'S HISTORIC INDUSTRIAL CHARACTER. EXPOSED BRICK WALLS, HIGH CEILINGS, OVERSIZED WINDOWS, AND AN OPEN-CONCEPT LAYOUT CREATE AN INVITING LIVING SPACE COMPLEMENTED BY A CUSTOM KITCHEN, SPACIOUS PRIMARY SUITE, AND UPSCALE FINISHES THROUGHOUT. AN ADDITIONAL UNFINISHED UPPER-LEVEL SPACE PRESENTS AN OUTSTANDING OPPORTUNITY FOR FUTURE EXPANSION, ADDED LIVING SPACE, OR ADDITIONAL INCOME POTENTIAL.



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