

FOR SALE

STORAGE FACILITY WITH EXPANSION POTENTIAL

906 E OAK STREET | ATKINSON, NEBRASKA

2.0± ACRES | 7,800 SQ. FT. BUILDING | 50' X 144' CONCRETE SLAB



\$515,000



A STRONG INVESTMENT *with Room to Expand!*

This newer storage facility on the east edge of Atkinson offers established rental income, newer construction, and a reinforced concrete slab for future expansion.



PROPERTY HIGHLIGHTS

- 7,800 sq. ft. storage facility
- 10 - 12' X 50' Storage Bays
- 2 - 18' x 50' Storage Bays
- 16' Ceiling Height
- Reinforced 50' x 144' Concrete Slab for Future Expansion
- Graved Access Road
- Utilities in Place
- Established Customer Base with Strong Occupancy
- Just Off U.S. Highway 20 on the East Edge of Atkinson, Nebraska

DESCRIPTION

INCOME-PRODUCING STORAGE FACILITY LOCATED JUST OFF U.S. HIGHWAY 20 ON THE EAST EDGE OF ATKINSON, NEBRASKA. SITUATED ON 2.0± ACRES, THE PROPERTY FEATURES A 7,800 SQ. FT. FACILITY WITH TEN 12' X 50' BAYS AND TWO 18' X 50' BAYS, ALL WITH LARGE OVERHEAD DOORS SUITABLE FOR RVs, CAMPERS, BOATS, VEHICLES, TRAILERS, AND OTHER OVERSIZED EQUIPMENT.

A REINFORCED 50' X 144' CONCRETE SLAB IS ALREADY IN PLACE FOR FUTURE EXPANSION, PROVIDING AN OPPORTUNITY TO INCREASE STORAGE CAPACITY AND INCOME. WITH NEWER CONSTRUCTION, ESTABLISHED RENTAL INCOME, STRONG OCCUPANCY, GRAVEL ACCESS, AND UTILITIES IN PLACE, THIS PROPERTY OFFERS AN ATTRACTIVE COMBINATION OF CURRENT CASH FLOW AND LONG-TERM GROWTH POTENTIAL.

YEAR BUILT: 2022

PROPERTY TAXES (2026): \$1,377.82



KYLE CONNOT
LAND SPECIALIST
(402) 340-0493

Licensed in
Nebraska & South Dakota



**SCAN THE
QR CODE**

to view
the full listing at
StrackeRealty.com



www.StrackeRealty.com



YouTube



Land.com™

