



FARM MANAGEMENT-REAL ESTATE

**Prime Commercial Property
For Sale Price Reduced**



For More Information Contact:

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www.pinnaclefarmmanagement.com

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.

Location: Located $\frac{3}{4}$ mile north of the I-80 exit on Highway 81. The property is on the west side of Hwy 81 and across the highway from the Holthus Convention Center.

Legal Description: Lot 1 Staehrway Business Park, City of York, NE and Irregular Tract #17 in the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of 13-10-3, York County, NE, containing 6.56 acres, more or less.

Description: York is a thriving city between Lincoln and Grand Island, NE. Many new businesses are locating to this area. The property is best suited for an automotive, RV, trucking or agricultural business. The building is 11,000 sq ft with 4,950 sq ft in office/showroom and over 6,000 sq ft of heated shop. The building has an insulated shop with 3 overhead doors, multiple offices, reception area, conference room, breakroom, ample storage, large showroom, handicap restrooms, a large concrete parking area as well as about 4.0 acres of bare land south and west of the building. Furniture and equipment may be purchased separately. Could be purchased as the lot with building and a vacant lot.

2018 Real Estate Taxes:
\$12,527.76.

Possession: Immediate possession.

Price: \$995,000.00



