

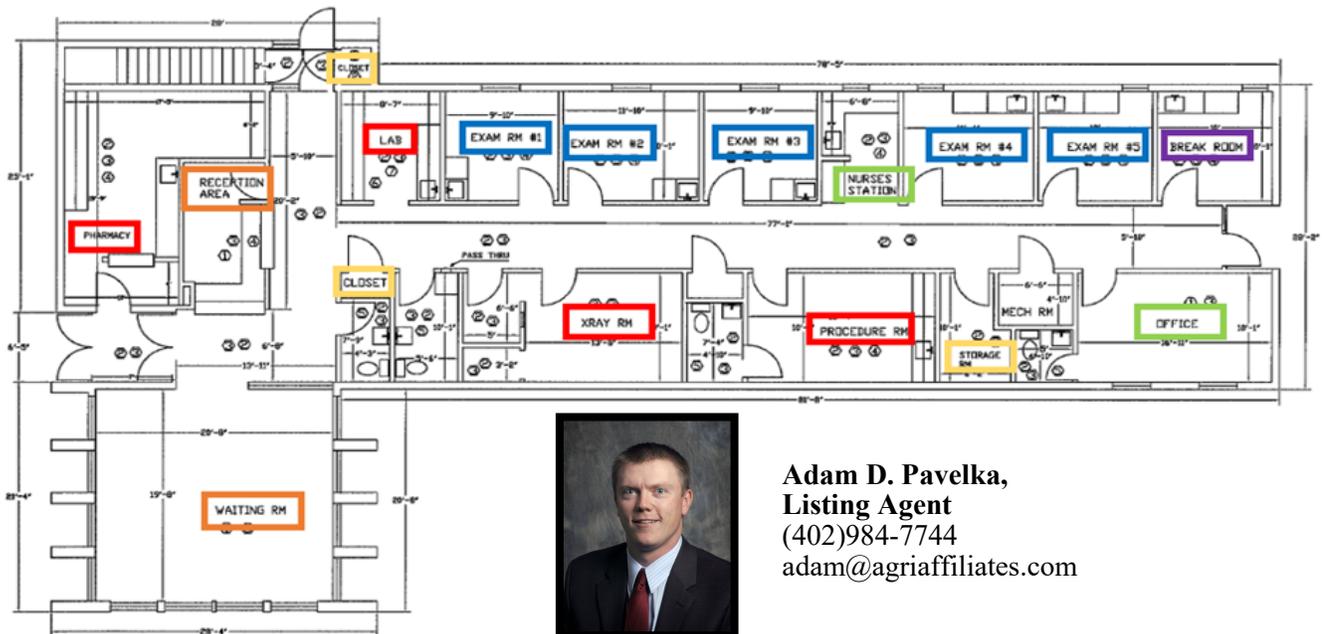
FOR SALE OR LEASE

DONIPHAN PRIME PROFESSIONAL BUILDING ***2011 W. Clarice Street, Doniphan, NE***

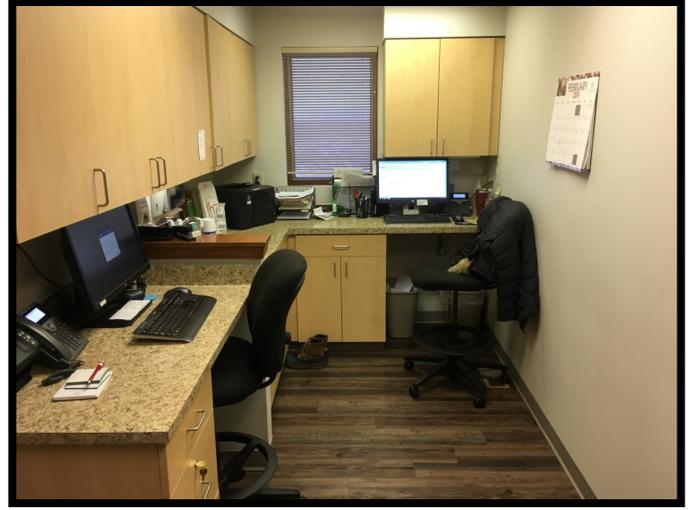


Visit our website for a virtual walk-through, and for more information!

- ⇒ Great central location! Approximately 2½ miles south of I-80 on Highway 281, adjacent to Doniphan, NE.
- ⇒ Close to tri-city (Kearney, Grand Island, and Hastings) area hotels, hospitals, shops, restaurants, etc., with a daily traffic count of **12,595**.
- ⇒ This highly visible professional building has 3,520 sq. ft., plus a 720 sq. ft. basement, and large paved parking lot. ***The 2.32 acre lot provides room to expand; additional, adjacent land for commercial expansion and development is also available!***
- ⇒ Previously operated as a satellite clinic, but possible uses include a medical clinic, dental office, business office, and more! Move-in ready. Well-maintained with recent renovations!
- ⇒ Plenty of space to accommodate your business needs, including 5 exam rooms, additional space for a lab, x-ray, and procedure room. Plenty of storage for supplies and equipment. Breakroom and large private office in addition to a nursing station that can also be used as a pharmacy. A large room with a high, wood-beamed ceiling that can be used as a waiting area, with small reception area nearby. Digital marquee included!
- ⇒ This property is for sale, but could be leased for \$3,500/month, plus utilities. Medical office equipment and furniture is not included in a lease or sale.



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