

PROPERTY FOR SALE

910 E. SOUTH STREET, HASTINGS, NEBRASKA



Location: On the east side of Hastings, Nebraska, along the south side of US Highway 6.

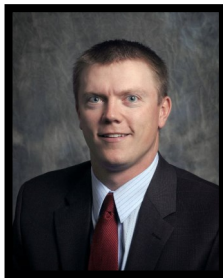
Legal Description: The West Five (5) feet of Lot Five (5) and All of Lot Six (6), Block Five (5), Berlin's Addition to the City of Hastings, Adams County, Nebraska.

Comments: This former Pinnacle Bank/U.S. Post Office location sits along one of Hastings' busiest corridors and provides great potential as an excellent professional office or retail space serving the business area traffic and one of the state's largest and most vibrant assisted living/55+ independent living facilities, Good Samaritan Village.

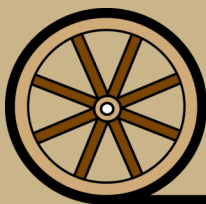
Taxes: 2021 Taxes—\$4,061.10

Price: **\$224,000.00**

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Offered Exclusively By:



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Property Features:

- ◇ Excellent professional office or retail location with drive through capabilities
- ◇ Average Annual Daily Traffic Count: 8955
- ◇ Sits along one of the area's busiest highways, but is also accessible by foot to Good Samaritan Village which is one of the state's largest providers of:
 - ◇ Individual homes for 55+ residents
 - ◇ Assisted living
 - ◇ Long-term skilled care
- ◇ Full basement with high-efficiency HVAC and newer water heater



View from North



Drive-through depository



Over-night depository



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