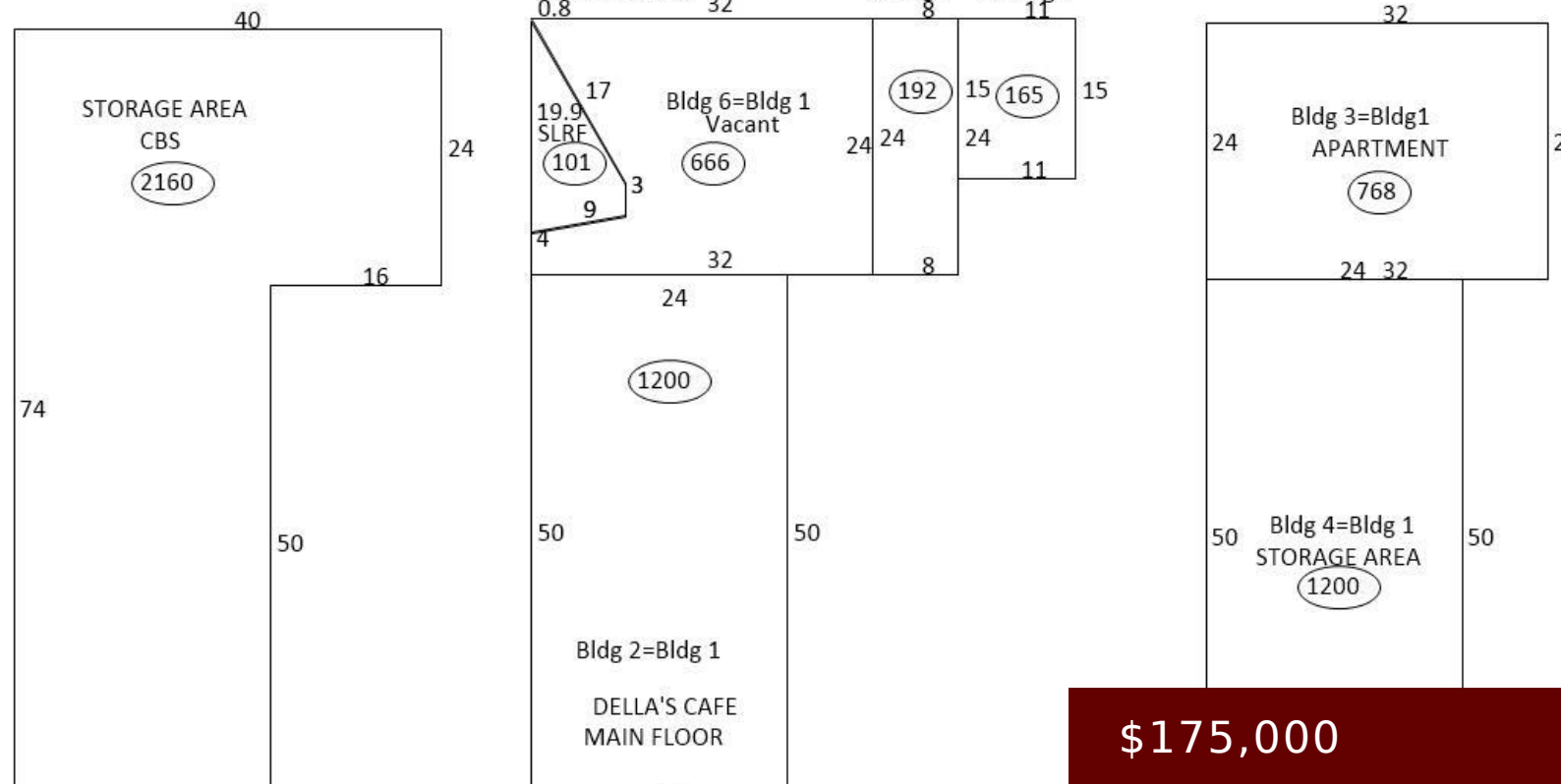




\$175,000

- Commercial
- COMMERCIAL/INDUSTRIAL
- ACTIVE

SIDNEY, NE,

<https://wolffpakre.com>

Seize your chance to own a historic downtown Sidney corner building on the town's busiest intersection. Two main-floor retail/office/restaurant spaces with street and alley access â keep them separate for rental income or combine into one large storefront. Full second story ready to convert into loft-style living, plus a full basement ideal for storage or [...]

Location Details

Property Area: SIDNEY NE

Property Details



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APPROX. AGE: 61+
RETAIL SQ. FT.: 2223
LOWER SQ. FT.: 2160
MAIN SQ. FT.: 2223
BUILDING SQ. FT.: 4191
OVERHEAD DOORS: NONE
STORIES: 2
PRESENT USE: RESTAURANT

FLOORS: WOOD,PART CARPET
UPPER SQ. FT.: 1968
BUILDING SIZE: 4191
RESIDENTIAL SQ. FT.: 1968
PARCEL #: 170055043
AUCTION: NO
LOCATION: DOWNTOWN,CORNER LOT

Property Features

PARKING: STREET PARKING	PARKING CAPACITY: N/A
COOLING: CENTRAL AIR	HEAT TYPE: GAS FORCED AIR
POSSESSION: AT CLOSING	FREIGHT ELEVATOR: N/A
CEILING HEIGHT: 11-15 FEET	UTILITIES AVAILABLE: ELECTRIC,GAS,CITY WATER,CITY SEWER
FOUNDATION: FULL BASEMENT	

Fees & Taxes

TAXES: \$1,495	TAX YEAR: 2024
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Courtesy of

Office Name: Wolff Haus Real Estate



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