



\$350,000

- Commercial
- COMMERCIAL/INDUSTRIAL
- ACTIVE

SIDNEY, NE,

<https://wolffpakre.com>

Great opportunity to rebuild as the University expands. Most rooms need cosmetic remodeling only. Living space for owner 2 bedrooms, kitchen and more. Property is 3.3 acres with a windrow of trees near the center and plenty of space to expand the RV hookups. (currently 5 with water & power- 2 with water). Well & [...]

Location Details

Property Area: SIDNEY NE

ZONING: Commercial

Property Details



Call us now

Phone: 3082493088

APPROX. AGE: 61+

FLOORS: CONCRETE SLAB,WOOD,PART
CARPET

OFFICE SQ. FT.: 500

LAND SQ. FT.: 144183

RESIDENTIAL SQ. FT.: 4500

BUILDING SQ. FT.: 6000

PARCEL #: 170001067

OVERHEAD DOORS: ONE

OVERHEAD DOOR HEIGHT: 8 FT CLEARANCE

OVERHEAD DOOR WIDTH: 8FT WIDE

AUCTION: NO

STORIES: 1

LOCATION: FREE STANDING,CORNER LOT

PRESENT USE: HOTEL/MOTEL

Property Features

PARKING: PARKING AREA,GRAVEL

PARKING CAPACITY: 50 OR MORE

BASEMENT: no

UTILITY REMARKS: power on, well water, do
not use water

ROOF: FLAT,PITCH,OTHER

COOLING: WINDOW UNIT

HEAT TYPE: ELECTRIC,PROPANE FORCED
AIR,WALL HEAT

CONSTRUCTION: FRAME,BRICK

SIDING: BRICK,WOOD

DOCKS: NONE

POSSESSION: AT CLOSING

FREIGHT ELEVATOR: N/A

CEILING HEIGHT: 8-10 FEET

UTILITIES AVAILABLE: ELECTRIC,PRIVATE
WATER,PRIVATE SEWER

UTILITIES PAID BY OWNER: APPLIES TO ALL

FOUNDATION: SLAB,OTHER

Fees & Taxes

TAXES: 2403

TAX YEAR: 2025

Miscellaneous



Call us now

Phone: 3082493088

MISCELLANEOUS: LIVING AREA IN BUILDING,INSIDE STORAGE,OUTSIDE STORAGE,DISPLAY WINDOW

TERMS: SELL ENTIRETY,OTHER

FLOOD INSURANCE: STATUS UNKNOWN

Expenses: Avg Gas: propan

Expenses: Avg Water: well

Courtesy of

Office Name: Red Diamond Realty

Description

Addendum: The owner never ran this business. (formerly Blue Iron Motel) There was a manger onsite, who let many things go unrepaired. There are 2 known roof leaks. motel, living quarters will need new roof. Ask listing agent for more details. Furnace in living quarters new within a few years. Giant neon MOTEL sign was repaired a couple years ago. Billboard on property- we are trying to clarify full ownership. Propane tank may need replaced. Measurement are per county and approximated. Buyer should include in due diligence if it is important for their use.



Call us now

Phone: 3082493088