

SIDNEY, NE,

https://wolffpakre.com

Great location for sales and service of most vehicle or off road/utility vehicles. Has large showroom with office. 6 separate work areas with 2 lifts, and storage areas. Showroom has space for multiple vehicles with large glass front on main route through town. Large paved areas for parking or showing. Air lines plumbed to most [...]

- Commercial
- COMMERCIAL/INDUSTRIAL
- ACTIVE

Location Details

Property Area: SIDNEY NE ZONING: Commercial

Property Details



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Phone: 3082493088

APPROX. AGE: 41-60 YRS

OFFICE SQ. FT.: 300

MAIN SQ. FT.: 6126

BUILDING SQ. FT.: 4260

OVERHEAD DOORS: FIVE OR MORE

OVERHEAD DOOR WIDTH: 10FT

WIDE,8FT WIDE

STORIES: 1

PRESENT USE: RETAIL/OFFICE

FLOORS: CONCRETE SLAB

RETAIL SQ. FT.: 1866

WAREHOUSE SQ. FT.: 500

PARCEL #: 170080455

OVERHEAD DOOR HEIGHT: 10FT

CLEARANCE, 12FT CLEARANCE, 8 FT CLEARANCE

AUCTION: NO

LOCATION: DOWNTOWN, CORNER LOT

Property Features

PARKING: CONCRETE, PAVED **PARKING CAPACITY:** 1-5

BASEMENT: No **ROOF:** FLAT, PITCH

HEAT TYPE: GAS FORCED AIR, RADIANT **CONSTRUCTION:** FRAME, METAL, STUCCO

HEAT

POSSESSION: AT CLOSING FREIGHT ELEVATOR: N/A

CEILING HEIGHT: 11-15 FEET UTILITIES AVAILABLE: ELECTRIC, GAS, CITY

WATER, CITY SEWER

UTILITIES PAID BY OWNER: APPLIES TO

ALL

FOUNDATION: SLAB

Fees & Taxes

TAXES: 3736.52 **TAX YEAR:** 2023

Miscellaneous

Virtual Tour: Array



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Courtesy of

Office Name: Wolffpak Realty, LLC



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