



**\$375,000**

- Commercial
- COMMERCIAL/INDUSTRIAL
- ACTIVE

## **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 [...]

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## **Location Details**

**Property Area:** SIDNEY NE

**ZONING:** Commercial

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## **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:** 8FT WIDE,10FT WIDE  
**STORIES:** 1  
**PRESENT USE:** RETAIL/OFFICE

**FLOORS:** CONCRETE SLAB  
**RETAIL SQ. FT.:** 1866  
**WAREHOUSE SQ. FT.:** 500  
**PARCEL #:** 170080455  
**OVERHEAD DOOR HEIGHT:** 8 FT CLEARANCE,10FT CLEARANCE,12FT CLEARANCE  
**AUCTION:** NO  
  
**LOCATION:** DOWNTOWN,CORNER LOT

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## Property Features

**PARKING:** CONCRETE,PAVED  
**BASEMENT:** No  
**HEAT TYPE:** GAS FORCED AIR,RADIANT HEAT  
**POSSESSION:** AT CLOSING  
**CEILING HEIGHT:** 11-15 FEET  
  
**UTILITIES PAID BY OWNER:** APPLIES TO ALL

**PARKING CAPACITY:** 1-5  
**ROOF:** FLAT,PITCH  
**CONSTRUCTION:** FRAME,METAL,STUCCO  
  
**FREIGHT ELEVATOR:** N/A  
**UTILITIES AVAILABLE:** ELECTRIC,GAS,CITY WATER,CITY SEWER  
**FOUNDATION:** SLAB

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## Fees & Taxes

**TAXES:** 3736.52

**TAX YEAR:** 2023

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## Courtesy of

**Office Name:** Wolffpak Realty, LLC



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