FOR SALE

GREEN EACKER'S REALTY

872-3303

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736 South C - Broken Bow, NE - 68822 308-872-3303

**PRICE**

$135,000.00

**PROPERTY DESCRIPTION**

Owner PROVINCE PLUMBING AND HEATING CO.

Address 422 South C St., Broken Bow, NE 68822

Legal Description Lot 9, 10 & E 11.7' Lot 11, Block 8, Maulicks Add., Broken Bow, Custer County, NE

Terms Cash to Seller

COMMERCIAL BUILDING

Sq. Ft. (Main) 2,688 Total Fin. Sq. Ft. 4,608

| ROOM | BSMT | MAIN | | FLOOR |
|---|---|---|---|---|
| Entry | | 11 x13 | | Vinyl |
| Office | | 9 x12½ | | Carpet |
| Showroom | | 13 x18 | | Carpet |
| Warehouse | | 26 x33⅓ | | Concrete |
| Shop | | 27 x13 | | Masonite |
| Furnace Rm. | | 6½x12½ | | Masonite |
| Warehouse | Add. | 23 x31 | | Concrete |
| Storage | 13 x27 | | | Concrete |

Lot Size 115'x112' Foundation Concrete Block

Loan Co.

Mtg. Bal. Type @ %

Mo. Pmt. Ins. Inc. ☐ Tax Inc. ☐

Taxes - '17 -$1,595.76 Age 1930 - 2012 Addition

Ext. Masonite/Metal Roof Tarred

1-Car Gar. ☒ Att. ☐ Det. ☐ In Basement

Air Cond. Cent. ☐ Wind. ☐ Water Heater Gas - 50 gal.

Paving X Driveway Concrete Fireplace

Type Heat Gas Hot water Water Softener Stays

Range ☐ Disp. ☐ Dish Wash ☐ Ref. ☐

220 ☒ Storms ☐ 13'x27' Bsmt. Hood ☐

Insulation: Walls Attic Bsmt.

Avg. Gas Cost $191. Hi $300. Avg. Elec. Cost $422. Hi $546.

**Additional facts about the property:**

1,920 sq.ft. on 2 levels of the original bldg. The warehouse addition has 768 sq.ft. The basement has 351 sq.ft. The lot has underground sprinklers, a fenced side yard, and concrete parking in the alley-accessible back. There is a 3-BR apt. and a 1-BR apt. on the second level. One could live and work in harmony or retain the apts. as rental income. Bus. bldg. heated with gas Hot Water. Warehouse Add. heated with gas horizontal furnace & A/C. Apartments are heated & cooled with Heat pumps. Replacement windows on some of the apt. windows. There is a large deck on the second level.

**Although this information is not guaranteed, it is believed to be accurate.**