



**1002 E. PHILIP AVE.
NORTH PLATTE, NE**



A commercial investment opportunity in a great location.

SHANE MAUCH

Sales Associate

Shane's Cell: 308-660-5672

Email: shane@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

\$585,720

Location

1002 E. Philip Ave., North Platte, NE

Legal Description

STEINBECK ADM. SUB. (OF VATH SUB. 5 & PT. TRACT B-3, SUB. CANAL PROP. MAP OF PT.SW1/4, 3-13-30 ADJ. TO LT.5, VATH SUB.) LOT 1

Taxes - Estimated

\$4,887.00

Property Summary

East Philip Commercial Property, North Platte, NE 69101

An Exceptional Investment Opportunity in a High-Traffic Area!

Don't miss your chance to own a well-maintained commercial property in one of North Platte's busiest areas! This property is ideal for a variety of professional uses and is fully ADA-compliant throughout.

Property Features:

- 8 private offices
- Reception area with waiting room
- 2 bathrooms
- New roof and gutters installed within the last month
- LED lighting throughout
- Keyless entry and security system
- Underground sprinkler system
- Privacy fence around the backyard
- Handicap accessible
- Built on a crawlspace for easy renovation and utility access

The building was thoughtfully designed with flexibility in mind, making it easy to adapt for various business needs. Whether you're expanding your current business, investing, or starting something new, this space can suit your vision.

Tenant Occupied

Please call for more information regarding the current lease terms.

This is a solid, well-built piece of commercial real estate just waiting for its next owner.

Call today to schedule a tour or for more details!

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

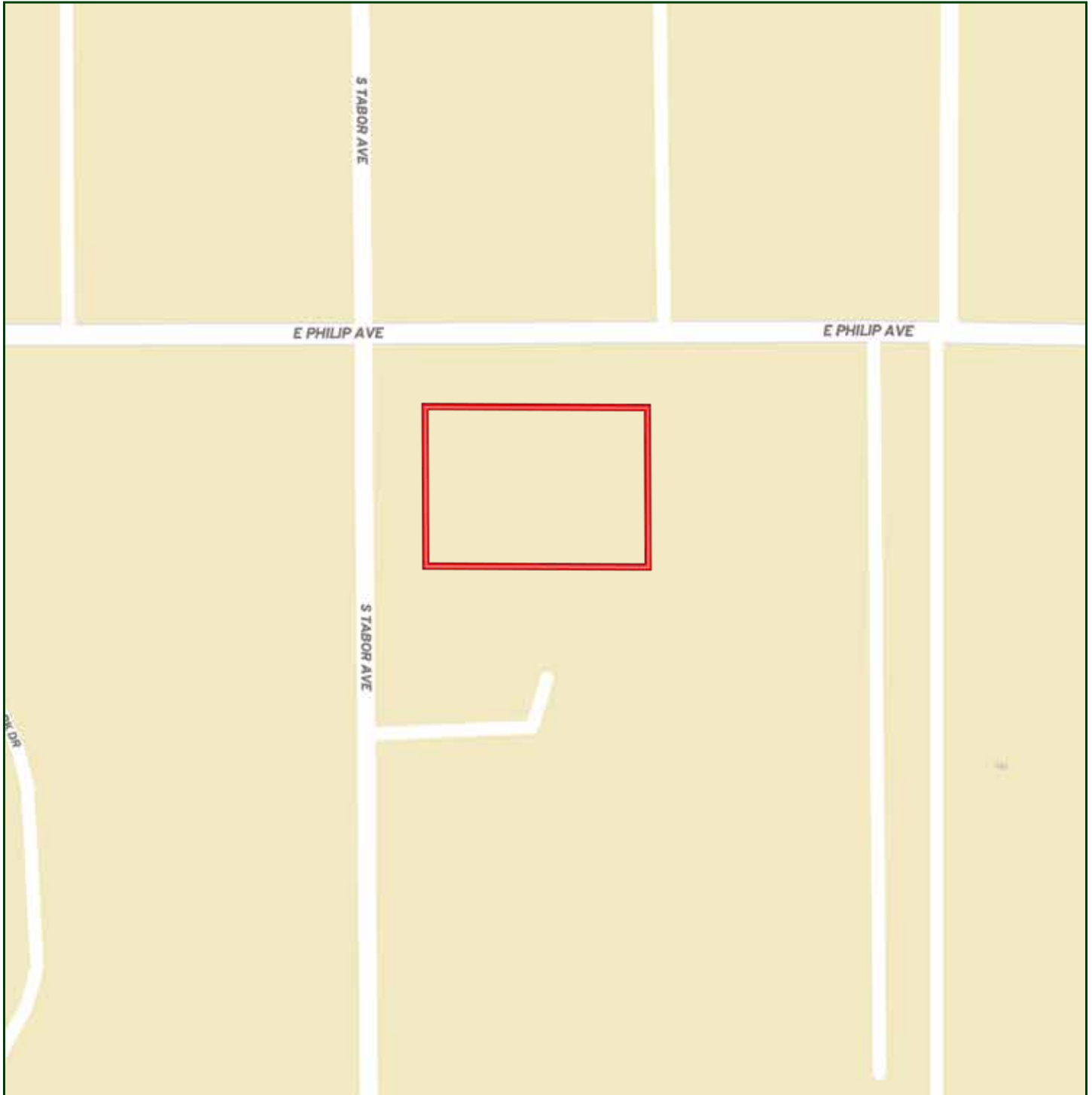
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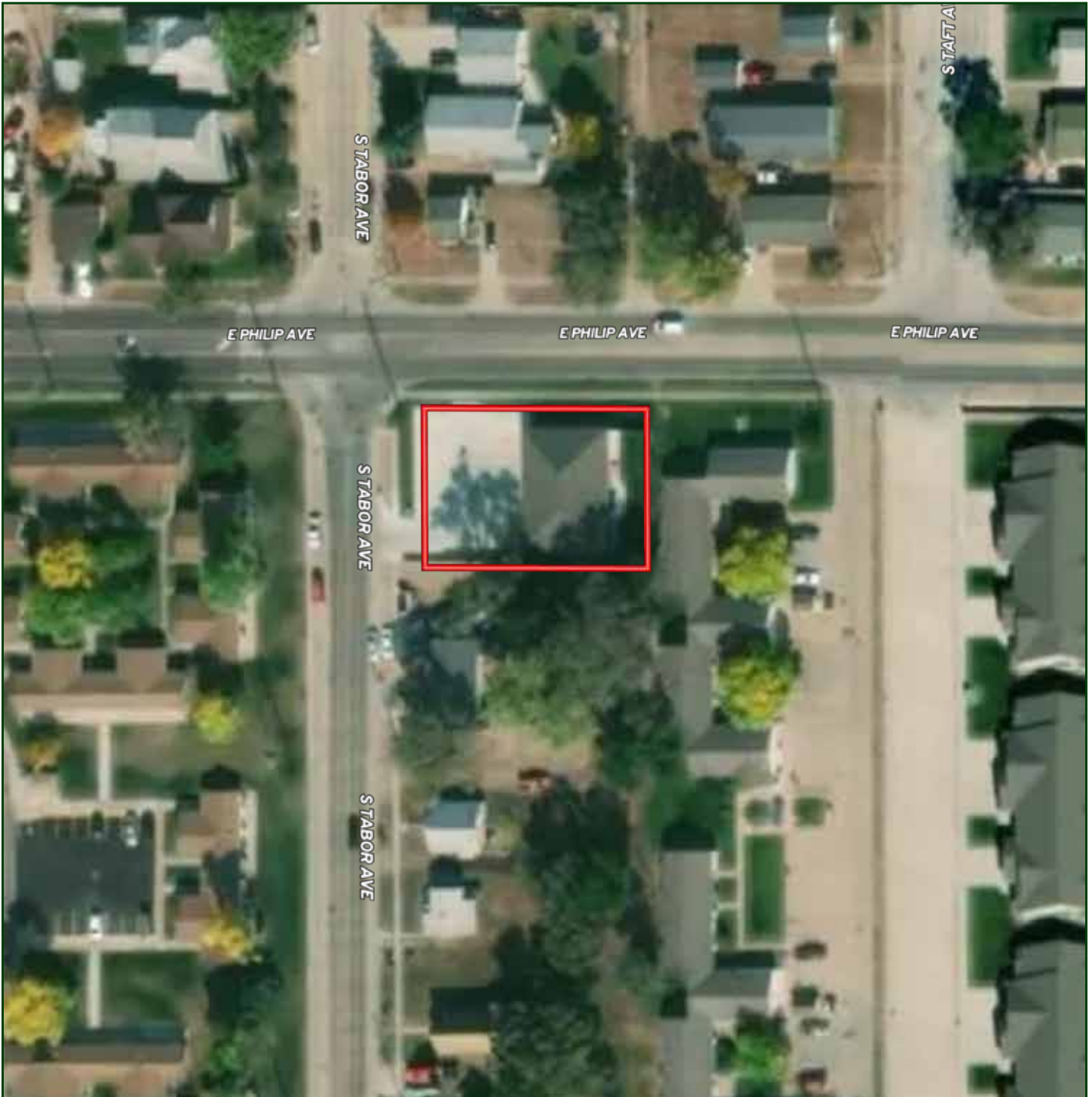
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

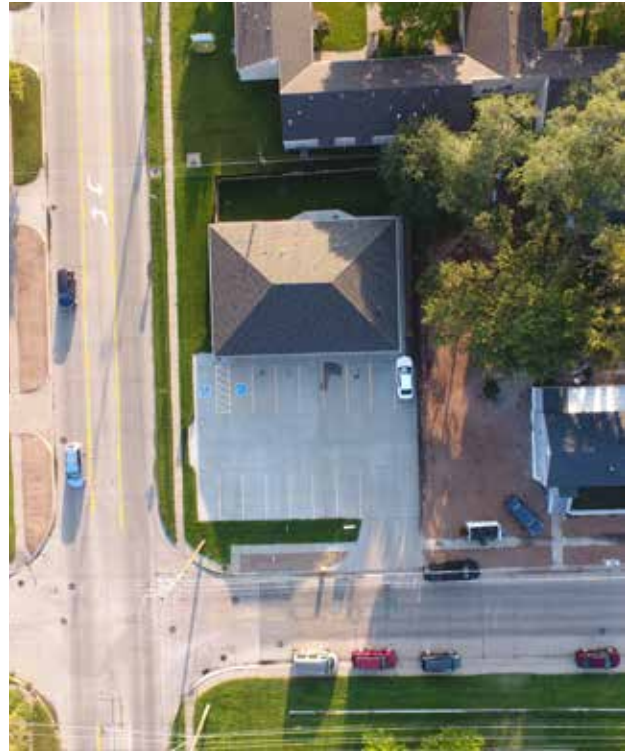
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PROPERTY IMAGES

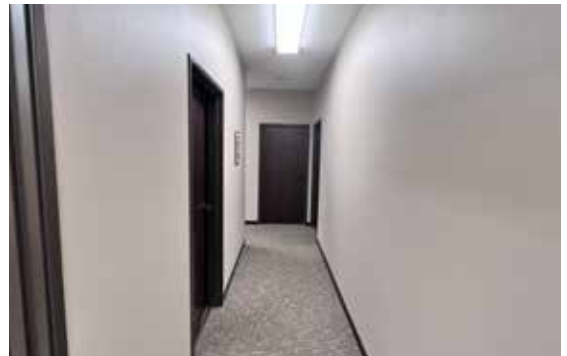


PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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