



WALLACE TRIFECTA HOUSE, TRAILER HOME, MOTEL



A rare investment opportunity in Wallace, NE.

SHANE MAUCH

Sales Associate

Shane's Cell: 308-660-5672

Email: shane@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$360,000**

Location Wallace, NE

Legal Description

HARBERT 2ND REPLAT (OF HARBERT'S REPLAT LOT 1) LOT 2
O.T. 16 & 17 6
HARBERT'S REPLAT LOT 4 .52 A.

Taxes - Estimated **\$2,204.26**

Property Summary

The Wallace Trifecta House, Trailer Home & Motel!

A rare investment opportunity in the heart of Wallace, Nebraska! The seller prefers to sell all three properties together, making this an incredible package deal for investors or entrepreneurs.

415 N Commercial Ave Residential Home

This charming 1,528 sq. ft. home offers 3 bedrooms, 2 bathrooms and 2 spacious living areas. There is a large 2-car garage with a workshop area, and covered patio perfect for relaxing evenings. With a little TLC, this home is ready for your personal touch to make it truly shine!

218 N Garrison Ave Trailer Home

Situated on a double lot, this property includes 2 bedrooms and 1 bathroom. There is a detached 2-car garage and a new AC unit. This is an excellent rental or investment opportunity with room for further development.

409 N Commercial Ave Motel

Conveniently located next to the main house, this 5-room motel includes an office and features:

Rooms 3, 4, 5: 1 bed, 1 bath, kitchenette \$600/month each

Room 6: 2 beds, 1 bath \$780/month

Room 1: \$680/month

Consistent rental income potential right in the village of Wallace!

Investment Highlights

3 income-producing properties on adjoining or nearby lots

Multiple revenue streams (residential + motel + rental trailer)

Great opportunity for owner-operators or investors

Located in the friendly community of Wallace, NE

Call today to schedule your private tour! Don't miss this rare opportunity to own The Wallace Trifecta, a unique blend of home, hospitality, and investment potential.

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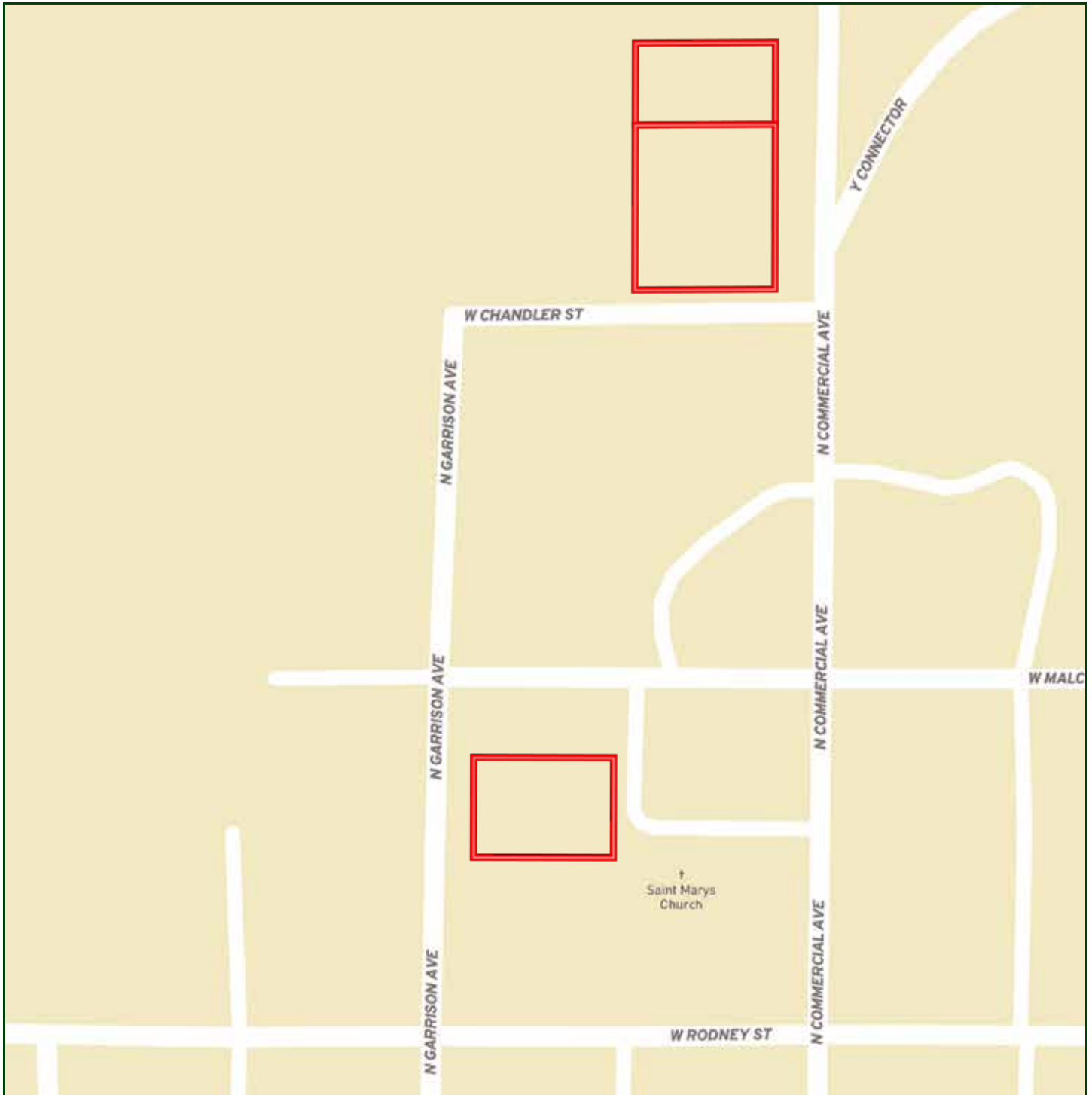
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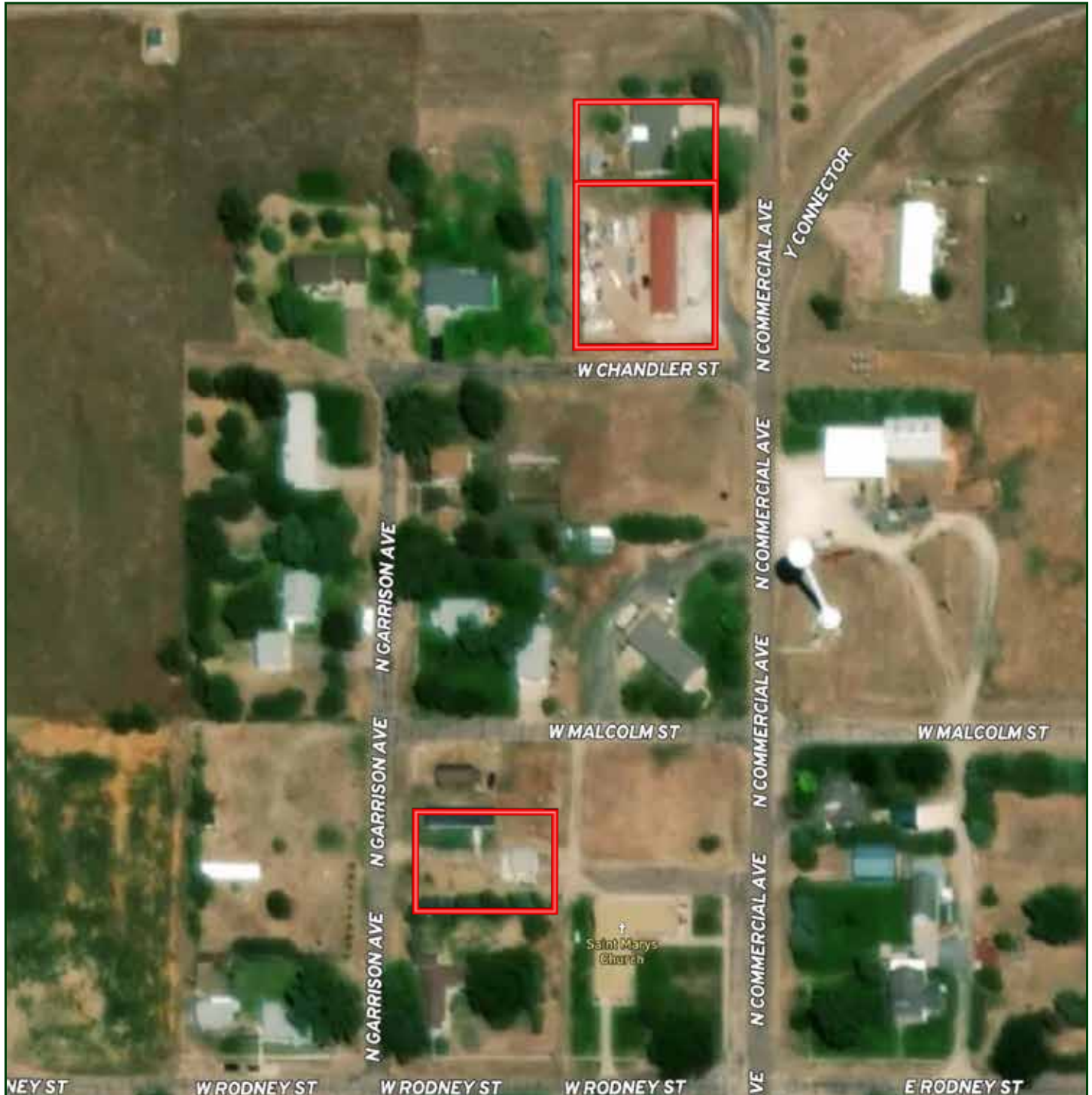
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



Residential Home



PROPERTY IMAGES



Trailer Home



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PROPERTY IMAGES



Motel





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

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2218 E. Walker Road • North Platte, NE 69101



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