



**1401 E. 1ST ST.
OGALLALA, NE**



A commercial property opportunity on the East side of Ogallala.

SHANE MAUCH

Sales Associate

Shane's Cell: 308-660-5672

Email: shane@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$469,000**

Location 1401 East 1st St., Ogallala, NE 69153

Legal Description

PT OF LOT 1 N OF US 30 257' X 270' SMITH'S SUB 1.6A. 1----16 STR(5 13 38)

Acres 1.59±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$3,522.82**

Property Summary

Incredible Commercial Property Opportunity in East Ogallala

Don't miss this exceptional commercial investment opportunity on the eastern edge of Ogallala, offering immediate income potential and room for future growth.

The property features a 6,165-square-foot main building that includes approximately 1,845 square feet of office space, complete with:

- Reception area
- Three spacious offices
- Conference room
- Bathroom with kitchenette

The rear portion of the building offers 4,320 square feet of fully insulated shop space with efficient gas tube heating. Inside the shop is an approximately 1,000-square-foot work area, providing flexibility for a variety of business operations.

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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Additional features include:

- Loft above the office area with abundant storage
- Utility room access
- Individual openers for each overhead door
- Well-maintained facilities throughout

Located east of the main building is a separate 1,680-square-foot (4-car) garage, currently utilized for storage. This structure also includes:

- Half bathroom
- Additional storage space in the far west parking stall

This property presents numerous possibilities for owner-users and investors alike, with potential for expansion and additional income opportunities such as storage-unit development.

The grounds have been meticulously maintained, including annual weed-control treatments in the parking lot.

Investment Highlights

Three separate leases are currently in place, providing existing income.

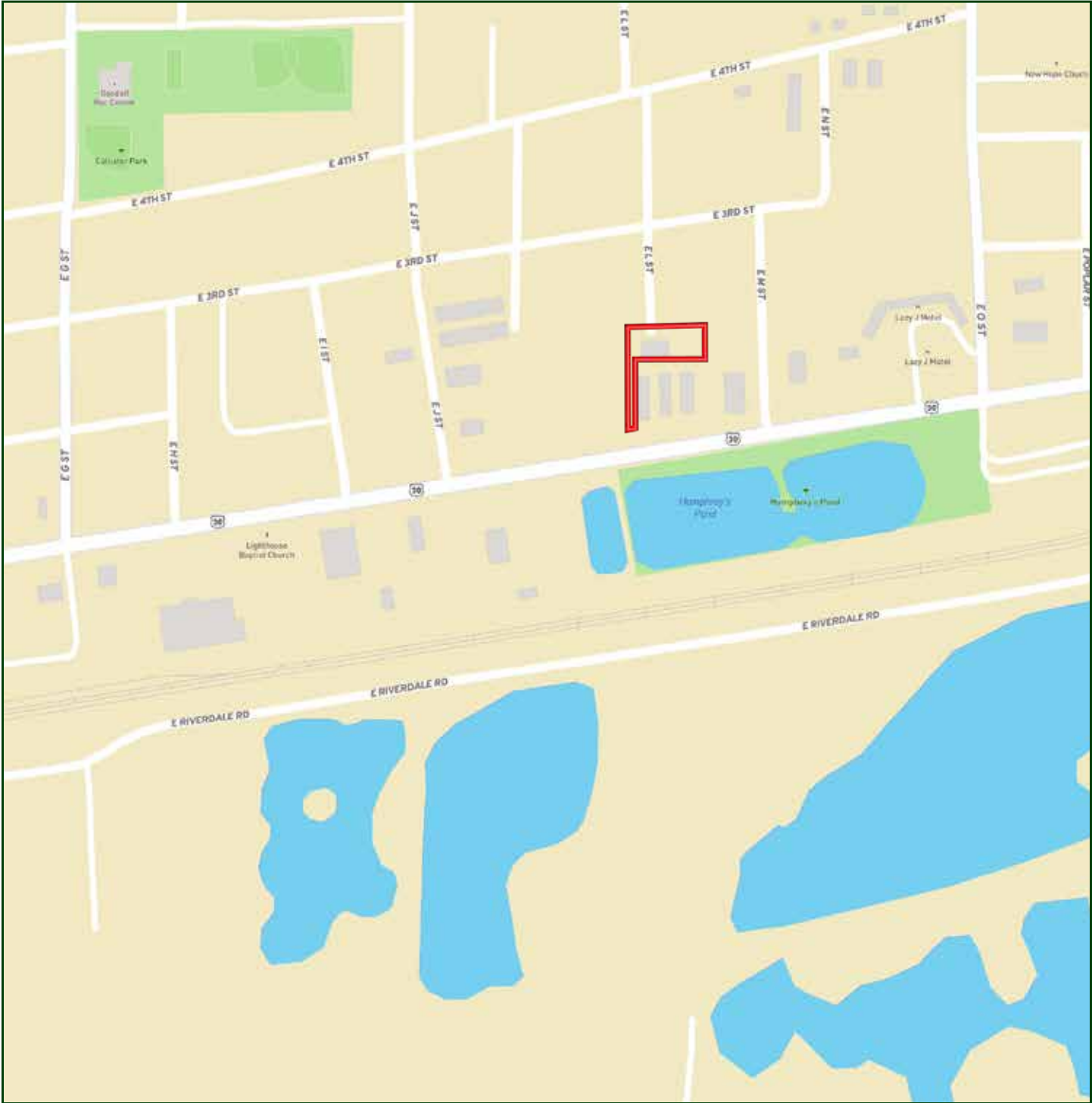
Additional lease information available upon request.

Showing Information:

Please allow 24 hours' notice for all showings

Contact me today to schedule your private tour and explore the possibilities this outstanding commercial property has to offer!

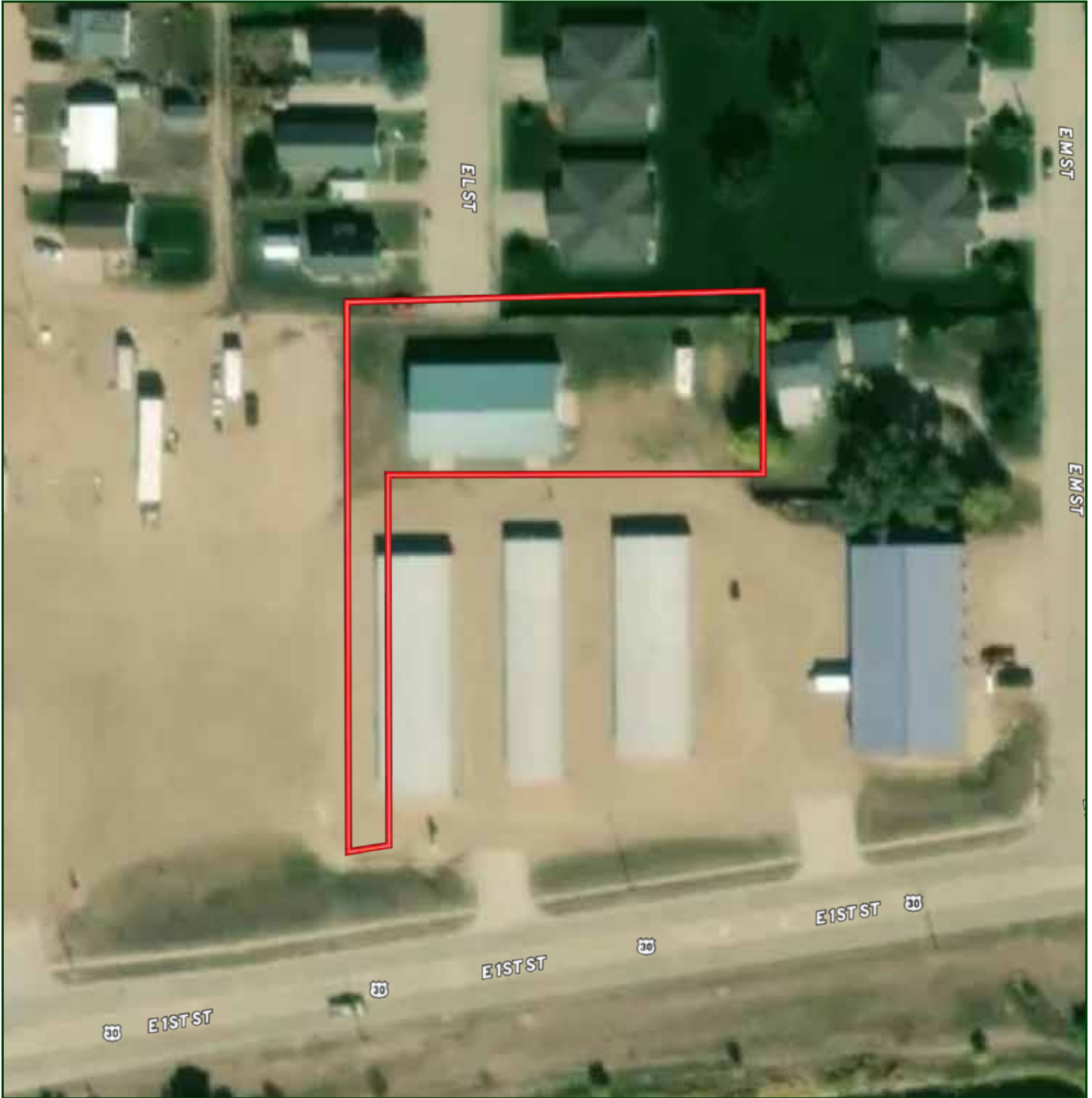
LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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