



RODEO ROAD COMMERCIAL SHOPS AND LOT



A prime commercial opportunity in North Platte, NE

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PROPERTY HIGHLIGHTS

List Price **\$465,000**

Location

1821 & 1805 Rodeo Road, North Platte, NE | 1208 N. Sheridan Ave., North Platte, NE

Legal Description

All west of the 6th P.M. Lincoln County Nebraska LINCOLN HIWAY 2ND ADD. N.125' OF 5 & ALL 6 & 7 & FRAC. OF 8 1 1 TP & LINCOLN HIGHWAY ADM. SUB. (OF LINCOLN HIWAY ADD. 4 & 5 5) LOT 1 & LINCOLN HIWAY ADD. N1\2 6 5 1 TP

Acres 1.38±

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 **\$3,073.90**

Property Summary

Rodeo Road Commercial Shops & Lot

Prime commercial opportunity in one of North Platte's high-traffic areas!

Looking for a versatile commercial property with excellent visibility and plenty of space for your business? This property offers nearly 1.4 acres, two commercial buildings, and an additional lot with potential income opportunities.

The main building features 4,617 square feet of space with radiant tube heating throughout, finished office space, and a bathroom. The second building, located on the east end of the property, measures 30' x 60' and is fully insulated with radiant tube heating, providing an additional 1,800 square feet of usable space.

Both buildings feature new LED lighting, adding efficiency and improving the overall functionality of the spaces. With its combination of multiple buildings, ample acreage, high visibility, and flexible layout, this property offers a wide range of possibilities for business owners, investors, or anyone looking for quality commercial space with room to grow. The additional lot also provides potential for future income or development.

Some personal property may be negotiable with the sale.

Don't miss this opportunity to establish your business in a highly visible North Platte location!

Contact Jon Farley or Shane Mauch today to schedule a private tour or learn more about this exceptional commercial property.

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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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

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