



FANGMAN COMMERCIAL BUILDING



A versatile commercial property with endless potential.

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: Jon@lashleyland.com

SHANE MAUCH

Sales Associate

Shane's Cell: 308-660-5672

Email: shane@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$899,000
Location	700-720 East 8th St., North Platte, NE 69101
Legal Description	O.T. ALL EXC. W. 12' OF S. 12' OF 1 & ALL LOTS 2 & 3 90
Acres	.60±

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	\$5,485.68
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Property Summary

Looking for more space for your growing business? You've found it!

Located at 700-720 East 8th Street in North Platte, Nebraska, the Fangman Commercial Building offers 12,160 square feet of versatile commercial space with endless possibilities.

The property features:

A conference/reception area

Two large private offices

Two bathrooms

Three mini-split HVAC units in the office areas

Multiple gas heaters throughout the shop spaces

A storage loft in the northwest portion of the building, ideal for workshop or additional storage space

A number of valuable items will remain with the property, including all light fixtures, air lines, water lines, camera system, ice machine, water softener, garage door openers, and shelving in the loft area.

The layout and size of this property make it an excellent opportunity for a variety of uses. It could serve as a headquarters for a growing business, an indoor storage facility, or potentially be divided into three separate spaces for multiple businesses or rental opportunities.

With its flexible layout, ample space, and great location, the Fangman Commercial Building offers endless potential for your next business venture.

Give us a call today to schedule your private tour!

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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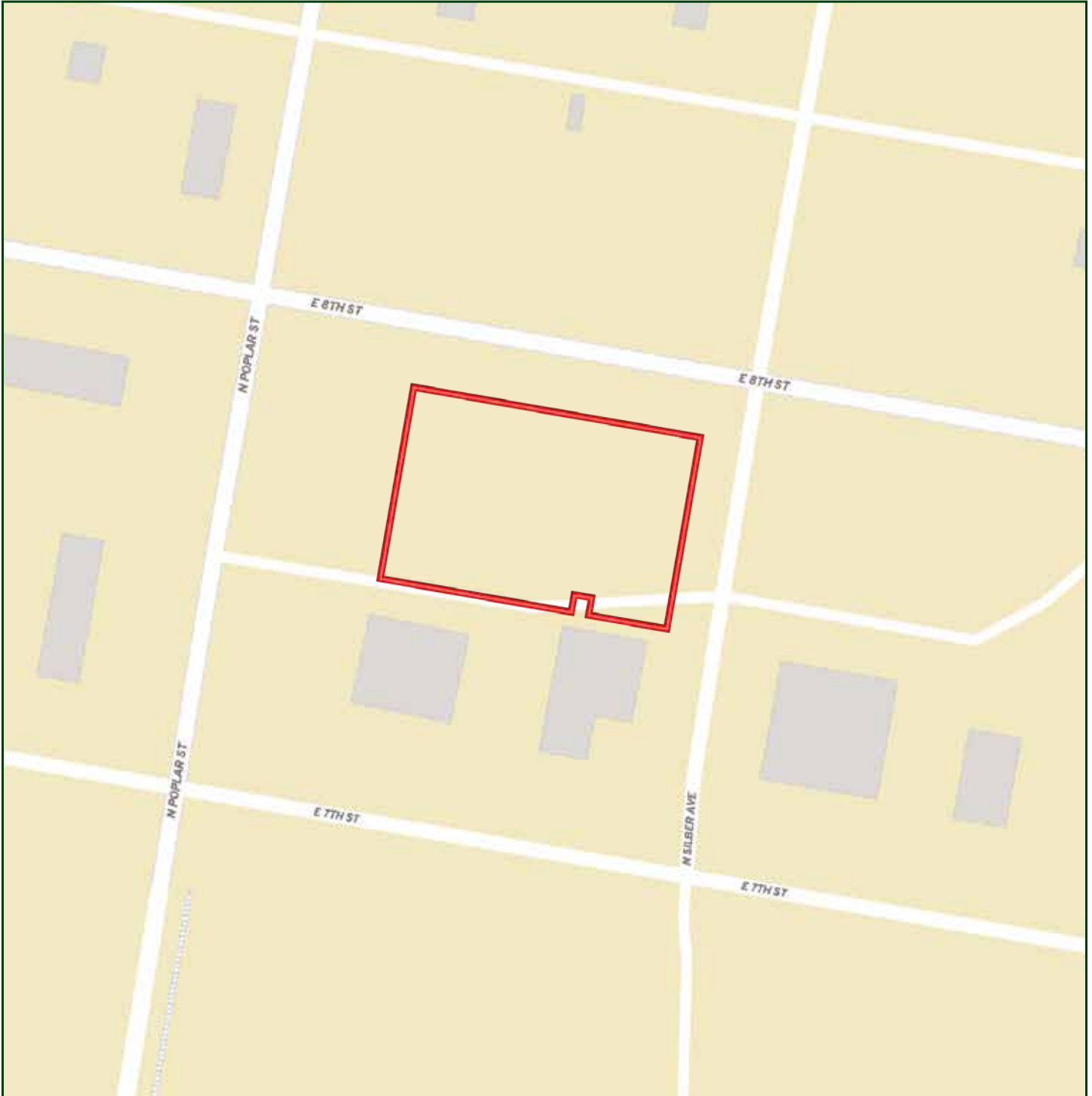
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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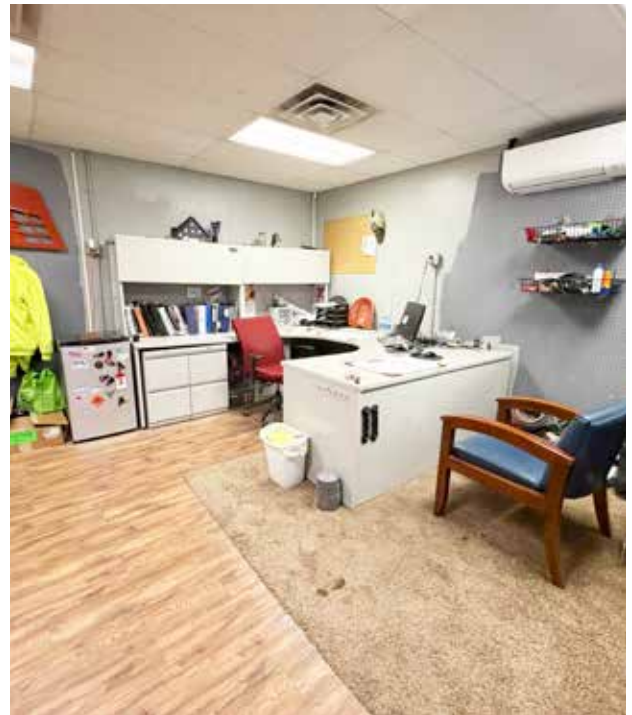
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PROPERTY IMAGES



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PROPERTY IMAGES





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, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, Tom Moss, Carissa Guy, and Jacob Sowders

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Facebook.com/LashleyLand

2218 E. Walker Road • North Platte, NE 69101



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