



SUTHERLAND COMMERCIAL BUILDING



A 10,572± sqft. empty commercial space.

TOM MOSS

Farm Manager/Sales Associate

Tom's Cell: 308-660-9302

Email: tom@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$528,600**

Location 100 West County Road, Sutherland, NE 69165

Legal Description

MALINE 1ST REPLAT (OF PT. LOT 1 & 2 KEALY'S SUB. OF DORMAN DUNKIN'S 1ST SUB.) PT. LOT 1

Acres .88±

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 **\$5,567**

Property Summary

This commercial building in Sutherland, Nebraska, was once a grocery store and is now clean and empty, with all equipment removed. The 10,572+/- SF building offers a large open floor plus a back office, storage rooms, and an overhead loading door, so a buyer can shape the space around their own business without demolition or leftover fixtures to work around. It sits on a 38,390+/- SF lot (about 0.88 acres) with a 24,698+/- SF parking lot, leaving room for customers, employees, trucks, trailers, and equipment. Interested? Call me Tom Moss at 308-660-9302 and let's talk about making this your next business home.

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.

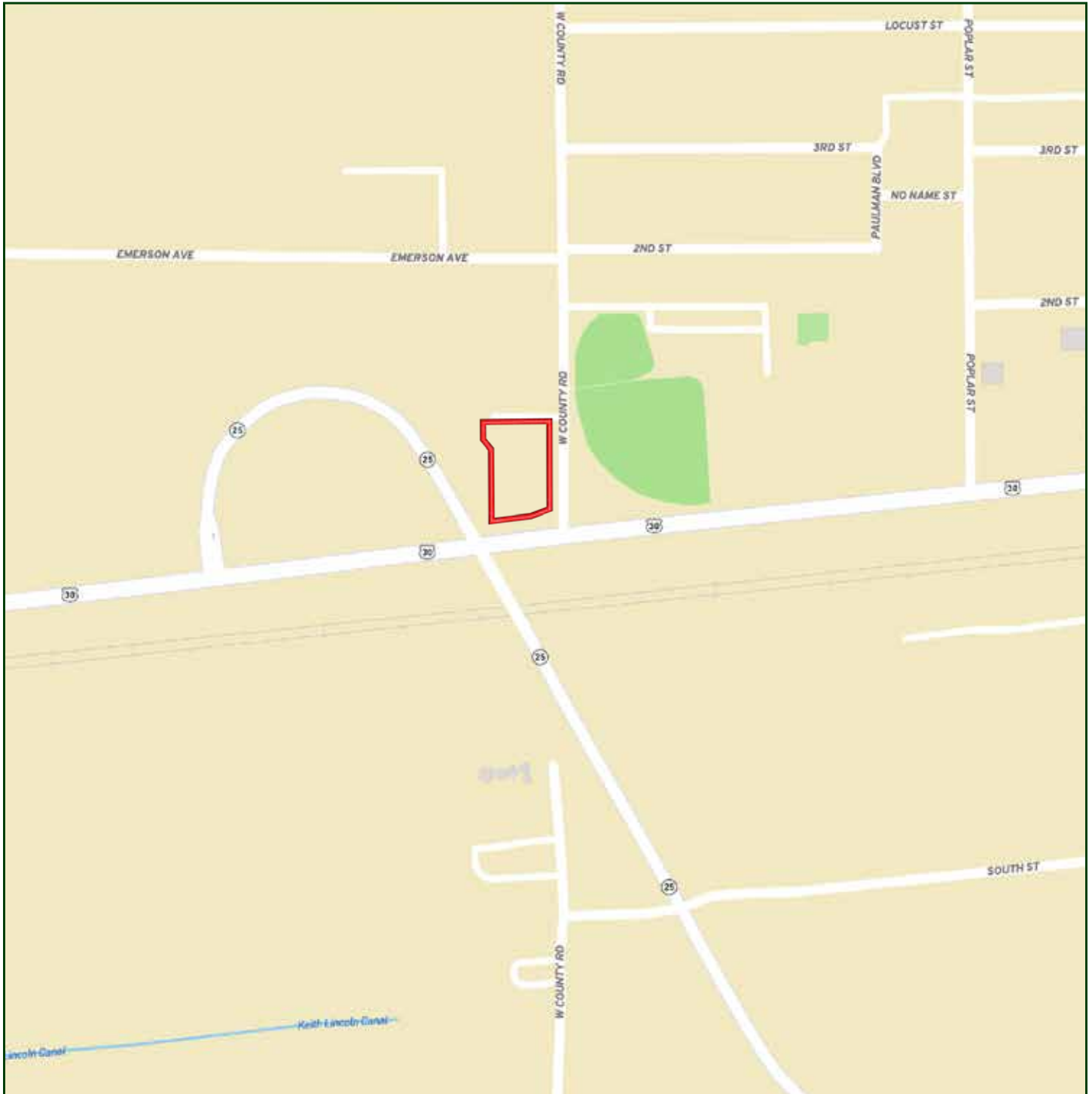
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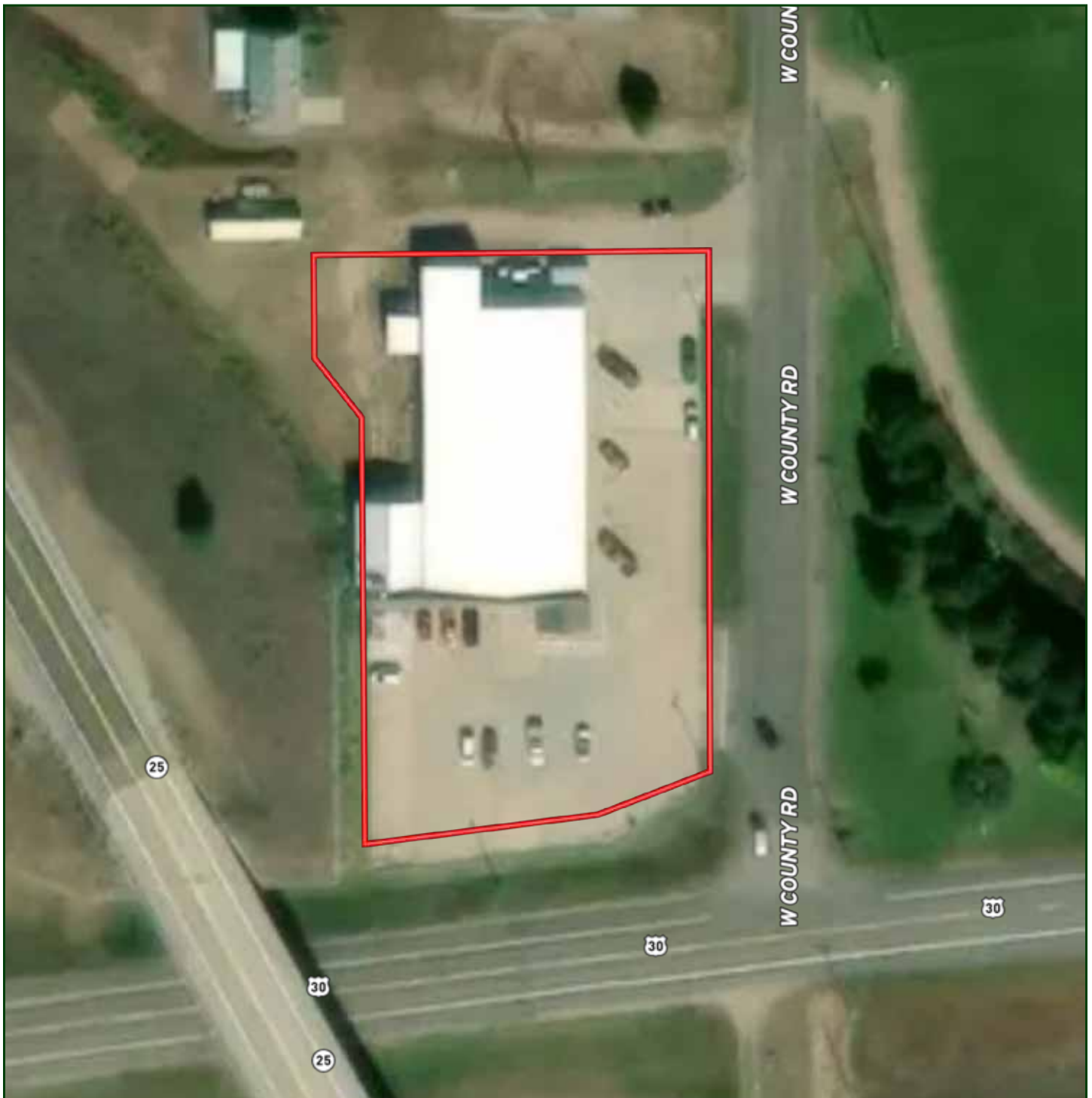
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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