LASHLEY LAND RESIDENTIAL

6 SPOON DR.
MCCOOK, NE



A large office building located close to the golf course in McCook.

SHANE MAUCH
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PROPERTY HIGHLIGHTS

List Price
$1,600,000

Location
6 Spoon Dr., McCook, NE 69001

Legal Description

GEMINI SUBDIVISION MCCOOK LOT 1 3.02 ACRES
GEMINI SUBDIVISION MCCOOK LOT 3 .25 ACRE
GEMINI SUBDIVISION MCCOOK LOT 4 .25 ACRE
GEMINI SUBDIVISION MCCOOK LOT 5 .61 ACRE

Acres
4.13± (All Lots)

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
$10,416.18

Property Summary

Frimann Office Building - McCook, Nebraska

A Unique Commercial Opportunity with Endless Possibilities!

Don't miss this exceptional opportunity in McCook, Nebraska! Conveniently located just around the corner from Heritage Hills Golf Course, the Frimann Office Building offers approximately 7,008 square feet of versatile commercial space situated on 3.02 acres.

Previously operated as a dental office, the front portion of the building retains much of its existing dental infrastructure, making it an excellent opportunity for a dental or medical practice. However, the property's flexible layout and extensive amenities offer endless possibilities for a variety of professional or commercial uses.

The building features two distinct sections, providing excellent potential for an owner-occupied business with additional rental income opportunities.

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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PROPERTY HIGHLIGHTS

Front Section - Former Dental Office

Large, welcoming waiting room
Spacious reception area
Two private offices
Large open-concept operating area
Two additional private rooms
Existing dental infrastructure in place
Rear Section - Professional Office Space

Three large private offices
Two reception areas
Conference room
Break room with full kitchen
Mechanical room

Additional property features include:
Four bathrooms, including a full bathroom in the basement
Energy-efficient geothermal HVAC system
Cat 5 wiring throughout the building
Desks and miscellaneous office equipment included with the property
Additional personal property may be negotiable

Additional Land Available

The main building sits on approximately 3.02 acres, with three additional lots located directly north of the property. These lots may be purchased separately or in conjunction with the building.

Available lots include:
Lot 1: 0.61 acres
Lot 2: 0.25 acres
Lot 3: 0.25 acres

Please call for individual pricing on the additional lots.

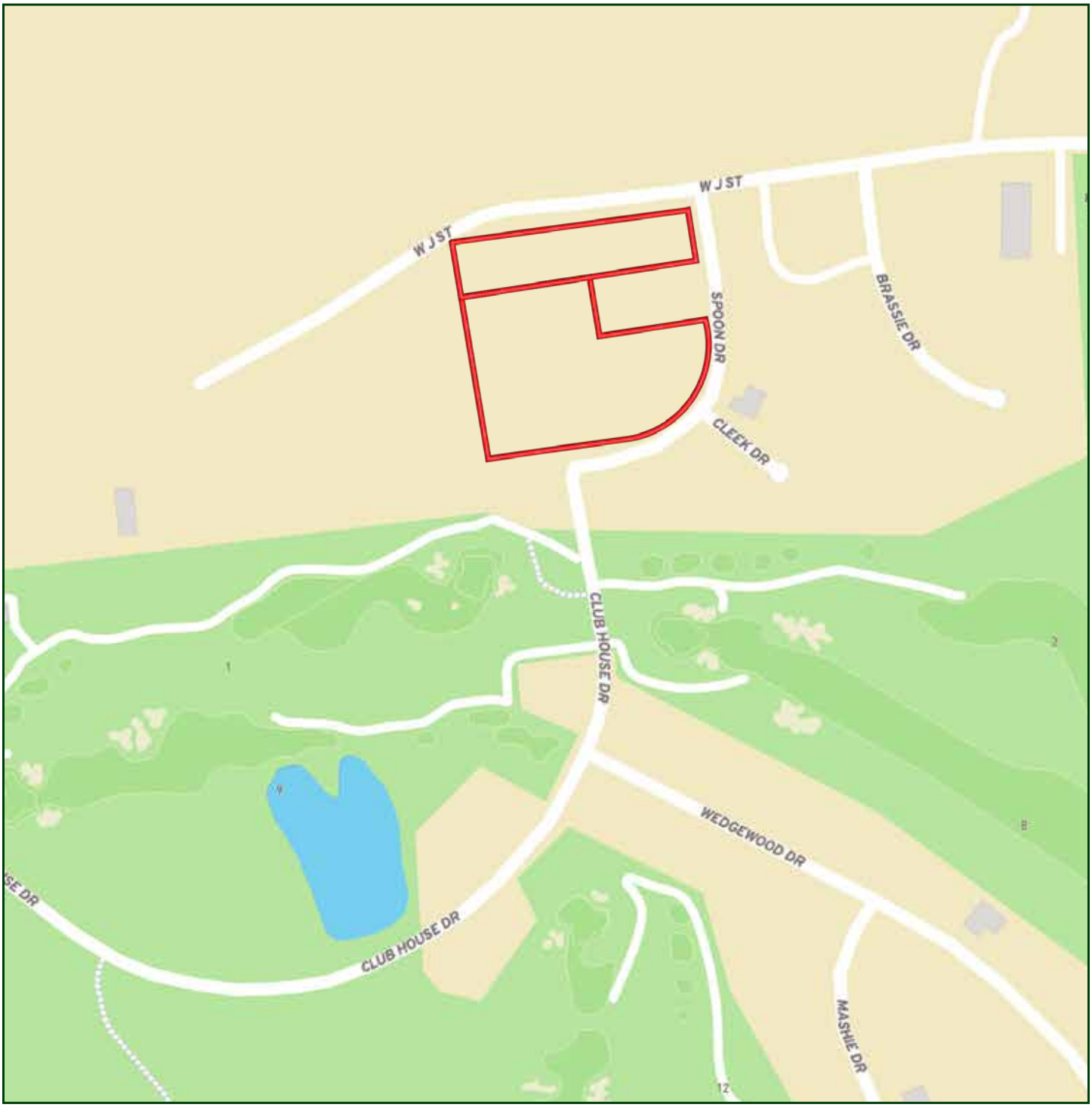
An Excellent Opportunity for Business Owners and Investors!

Whether you're looking to expand your existing business, establish a new professional practice, or invest in a property with multiple income producing possibilities, the Frimann Office Building deserves your attention.

With its spacious layout, existing infrastructure, additional acreage, and potential to lease a portion of the building for supplemental income, this property offers a unique combination of flexibility and opportunity.

Call today to schedule your private tour and explore everything this exceptional 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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PROPERTY IMAGES







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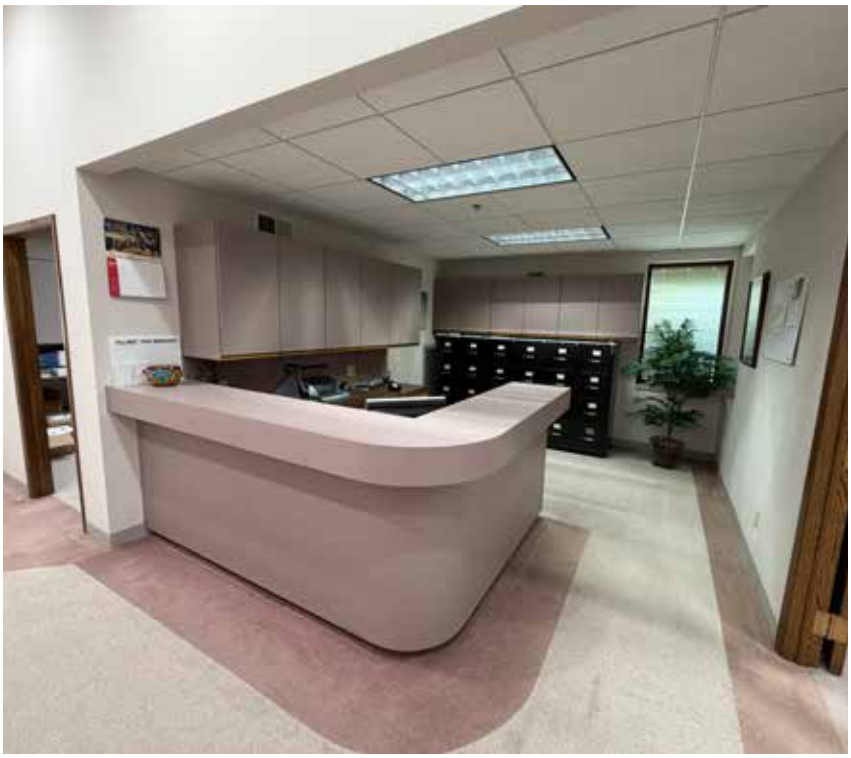






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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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EQUAL HOUSING OPPORTUNITY

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