



711 25TH STREET, KEARNEY

THIS IS PRIME 25TH STREET / HIGHWAY 30, FRONTAGE
CONDOMINIUMIZED EAST PORTION OF BRAND NEW BUILDING
WITH THE OPPORTUNITY FOR BUILD TO SUIT, USING
EXISTING CONTRACTOR OR OF YOUR CHOICE.

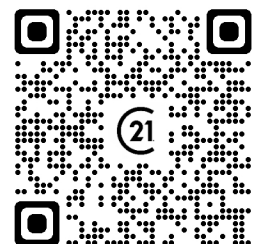
LEASE RATE FROM \$13. - \$17. PER SQUARE FOOT,
DEPENDING ON SPECS OF BUILD-OUT REQUIREMENT.



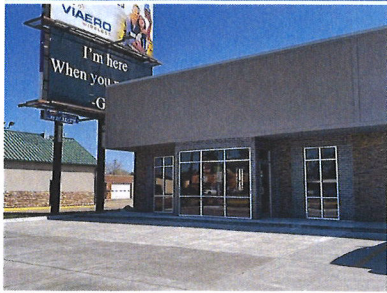
BRANDON BENITZ
CENTURY 21
COMMERCIAL®

Midlands
308.224.9527

brandon@c21midlands.pro



ALL FIELDS DETAIL



711 E 25th Street

Mls # 20210132
Asking Price \$1
Status ACTIVE
Class COMMERCIAL/INDUSTRIAL
Type COMMERCIAL/INDUST
Area 3 - SE in town
Address 711 E 25th Street
City Kearney
State NE
Zip 68847
Sale/Rent For Rent
IDX Include Y

Total Sq. Ft. 2000 Or Less
Parking Capacity 10-20
Approx. Age New-Uc
Overhead Doors None
Present Use Retail/Office
Ceiling Height Varied Height
Freight Elevator N/A
Stories 1
Auction No



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Cumulative DOM	105	Cumulative DOMLS	104
Listing Agent	Brandon Benitz - Cell: 308-224-9527	Listing Office 1	C21 Midlands - Main: 308-234-5550
Listing Agent 2	Patrick Slack - Cell: 308-379-6976	Listing Office 2	C21 Midlands - Main: 308-234-5550
Compensation: Sub Agent	N	Compensation: Buyer Agent	Y
Compensation: Sub Co-Op	0	Compensation: Buy Co-Op	-
Owner: Name	Associated Staffing Inc	Listing Date	2/1/2021
Legal	1,825 SqFt in the East /Unfinished portion, Associated Staffing Office Building, Kearney, Buffalo Co	Building Sq. Ft.	1,825
Office Sq. Ft.	1,825	Zoning	C-3
Basement	0	Flood Zone	No
Description	East side of brand new building located in high traffic area of east Hwy 30 / 25th St in Kearney.	Associated Document Count	0
Update Date	5/14/2021	Status Date	2/16/2021
Hotsheet Date	2/16/2021	Price Date	2/3/2021
Input Date	2/2/2021 11:57 AM	Original Price	\$1,977
Days On Market	105	Days On MLS	104
Video/Audio Surveillance	No	Confidential Agent Remarks	Monthly lease rate is dependent on square footage and how space is built-out. Call for more info
Geocode Quality	Exact Match	Picture Count	5
Input Date	2/2/2021 11:57 AM	Update Date	5/14/2021 12:01 PM

FEATURES

Overhead Door Height	N/A	Parking	Parking Area	Docks	None	To Show	Call Agent
Construction	Frame		Concrete	Location	Strip Center	Utilities Paid By Renter	Gas
Heat Type	Electric	Utilities Available	Electric	Flood Insurance	Status Unknown		Electricity
Cooling	Central Air		Gas	Documents On File	Building Plans		Water
			City Water				Garbage
			City Sewer	Terms	Build To Suit		Cable
		Foundation	Slab		Lease	Utilities Paid By Owner	Applies All
		Roof	Pitch	Possession	Lease Only		None
					Subject To Tenant	Overhead Door Width	Applies To All Units
							N/A

FINANCIAL

Foreclosure	No	Taxes	TBD
Restricted Covenant	Call Listing Office	Flood Zone	No
Parcel #	605802000	Tax Year	2020
DATE ENTERED	2/2/2021		