



Ross Realty, Inc.

2602 18th Avenue, Central City, NE \$310,000



Property Details:

Square Footage: 2,262 sq. ft.
 Year Built: (per Assessor) 1900
 Addition 1984
 Roof: Asphalt
 Heat 1: Gas Furnace
 Heat 2: Gas Furnace
 Cooling 1: Central Air
 Cooling 2: Central Air
 Taxes 2022: \$3,581.92
 Flood Plain: No
 Utilities: \$360.61 Average per month
 Lot Size: 67' x 135'

Room Dimensions:

Reception area & ½ Bath: 14' x 33'
 Front Desk area: 9' x 10'
 Office 1: 9' x 11'
 Break Room: 7.3' x 11.8'
 Utility Room 1: 6.5' x 10.8'
 Store Room & ½ Bath: 9' x 10'
 Lab 1: 9' x 9.3'
 Lab 2: 9.3' x 10'
 Office 2: 9' x 10'
 Exam Room 1: 9' x 10'
 Exam Room 2: 10' x 11'
 Exam Room 3: 10' x 11'
 Exam Room 4: 10' x 11'
 Storage Room: 3.9' x 9'
 Utility Room 2: 4.6' x 11'

Comments: Office Building with brick exterior used as dentist office. Space is currently used as offices, reception area and exams rooms. Built in cabinets in office 1 and both labs stay, all dental equipment and cabinets in exam rooms and the front desks will be removed and can be utilized as future office space. There are 2 storage rooms, 2 utility rooms with storage, break room, reception and employee restrooms. Original building and addition have their own furnace and A/C, and there is a yard well for the underground sprinklers. **This building has a ton of potential for the next owner!**

Personal Property Included: Assorted office furniture is negotiable.

Denise Brandenburg

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The information provided is accurate to the best of our knowledge, however, discrepancies may occur. Seller and Broker shall not be held liable in such cases.