



Address: 1105 16th St, Central City, NE 68826

List Price: \$225,000

Year Built: 1950

Total Square Footage: 1,596

Lot Size: 40' x 140'

Taxes: 2024: \$746.74

Average Utilities: \$

Flood Zone: No

Legal: 10 13 6 East Add E 40' Lot 10 Blk 8
45-4CC

Front Desk & Reception area: 11'4" x 31'4"
Office 1: (East/Middle) 11'1" x 11'4"
Office 2: (NE Corner) 11'10" x 11'4"
Office 3 & Board Room: (SW Corner) 11'4" x 19'8"
Storage Room 1: (NW Corner) 11'1" x 11'4"
Storage Room 2: 8'8" x 11'4"
Mechanical/Storage Room: 5'6" x 11'4"
Breakroom: 5'8" x 11'4"
Half Bath: Recently updated

Front door and window are tinted.
Windows on East side have privacy tinting.

Foundation: Slab
Roof: Asphalt - 2014
Exterior Finish: Vinyl siding
Yard Well: No
UGSP: Yes
Heating: Gas Forced Air Furnace - 2016
Cooling: Central Air - 2016
Water Heater: Yes
Water Softener: No
Water Filtration: No
Electrical: Circuit Breaker – Breaker Box 200 amp

Commercial Office Building for Sale

Conveniently located along Highway 30, this building benefits from visible frontage and easy drive-up access with on-site parking stalls for customers and staff. The front reception area is spacious and leads into three functional offices with potential to convert a storage room into a fourth office.

Ideal For Professionals looking for a well maintained, manageable space with move-in-ready offices or an investor looking for leasing opportunities.

Personal Property Included:
Front Desk (custom to the space)
Desk in office 1
Desk in office 3
Sonos whole office speaker system

Ross Realty, Inc
Denise Brandenburg
Cell: 308-940-0749
Office: 308-946-3852
Email:
denise@rossrealtycentralcity.com
www.rossrealtycentralcity.com
1102 16th St.
P.O. Box 295
Central City NE, 68826

