

## CEDAR LODGE MOTEL



An excellent investment property just off of Rodeo Road in North Platte, NE.

**JON FARLEY**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$370,000**

**Location** 421 Rodeo Road, North Platte, NE

## **Legal Description**

O.T. ALL OF 3,4,5&6 & W.63' OF 2 & 7 11 & VACATED ALLEY, North Platte, Lincoln County NE.

**Taxes - Estimated** **\$4,815.16**

## **Property Summary**

The Cedar Lodge is a staple motel located on Rodeo Road in North Platte, NE. With its great location and property layout, this could be an investors dream. The office portion has a living area that could be made into more units or it could also be rented. Currently, most of the units are rented on a monthly basis, but there are some long term renters. The property has 3 gas furnaces that provide heat with individual thermostats in each room and central air A/C units. Currently, the property owner pays all utilities except cable TV.

There are 31 units, and 6 studios with kitchenettes. There are approximately 500 sqft. per unit. Current rents are: \$500 per month per unit/ \$550 for an extra person or \$600 per month per studio / \$650 for an extra person. There are currently 7 vacancies.

Profit/Loss information is available upon signing a non-disclosure agreement.

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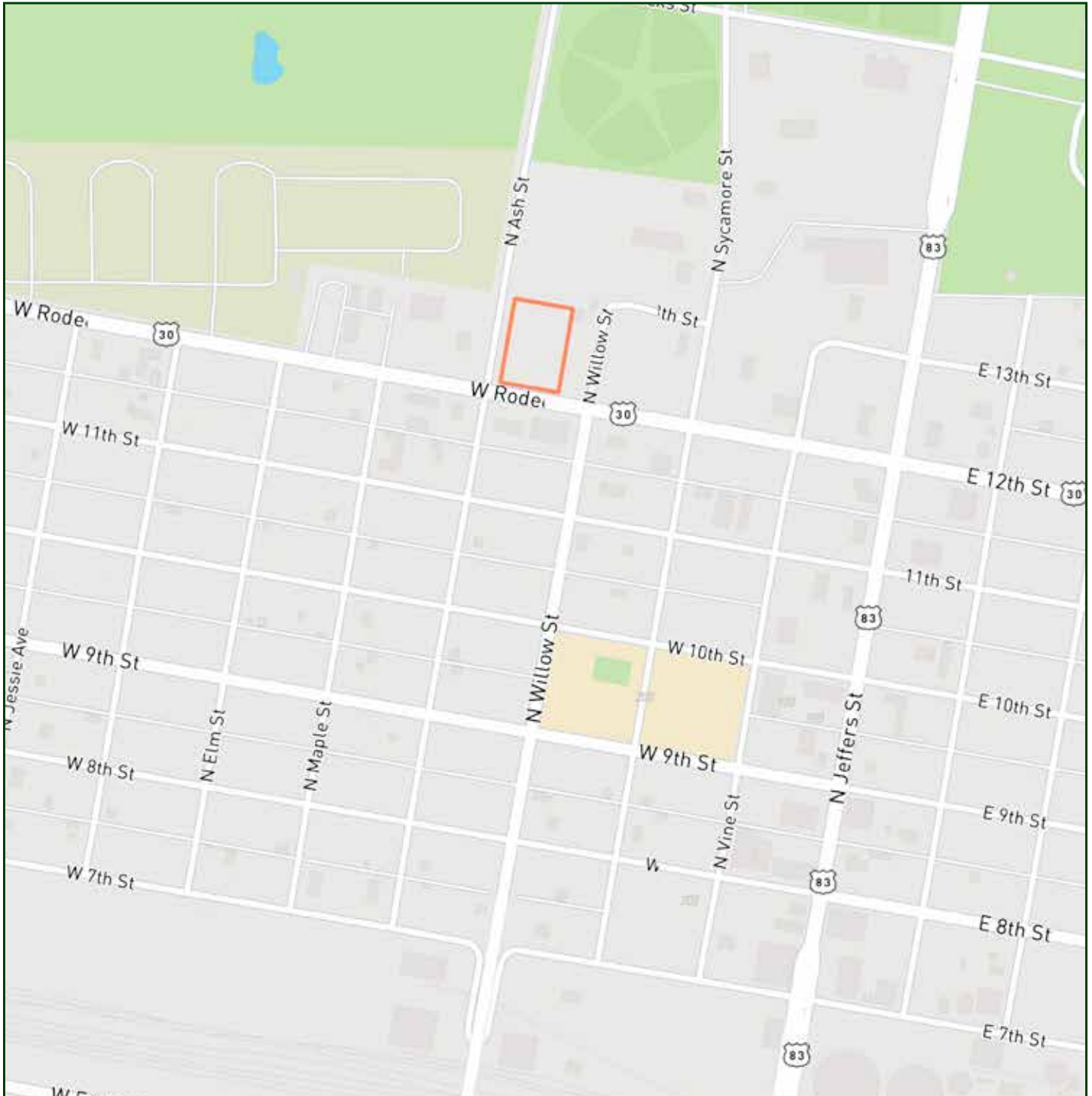
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



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# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

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