

LAKE MALONEY COMMERCIAL BUILDINGS



Two commercial buildings in a high traffic area next to Lake Maloney.

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: Jon@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$1,100,000	\$845,000
Location	675 East North Lake Road	
Legal Description	Prairie View Estates First Sub. 2.12A. Lot 3 44-A1 NP TP	
Taxes - Estimated	\$9,841.44	

Property Summary

This property is very well maintained, and in a high traffic area next to Lake Maloney Recreation Area. With its proximity to the beach, residential living, and fishing opportunities, this commercial property would be great for a variety of businesses including boat sales and boat repair shops. Presently, it is being used as a car restoration business. This is a one of a kind property in a great location for commercial business.

Building #1 or the front building has 7,800 square feet. This is a class "S" building with cut rock front fascia, and overhead doors. There is a 2,300 square foot showroom/office and parts counter with a 5,450 square foot finished service area. A 14' mezzanine is located above the service area. The service area is completely insulated with interior drywall and painted floor, as well as central air.

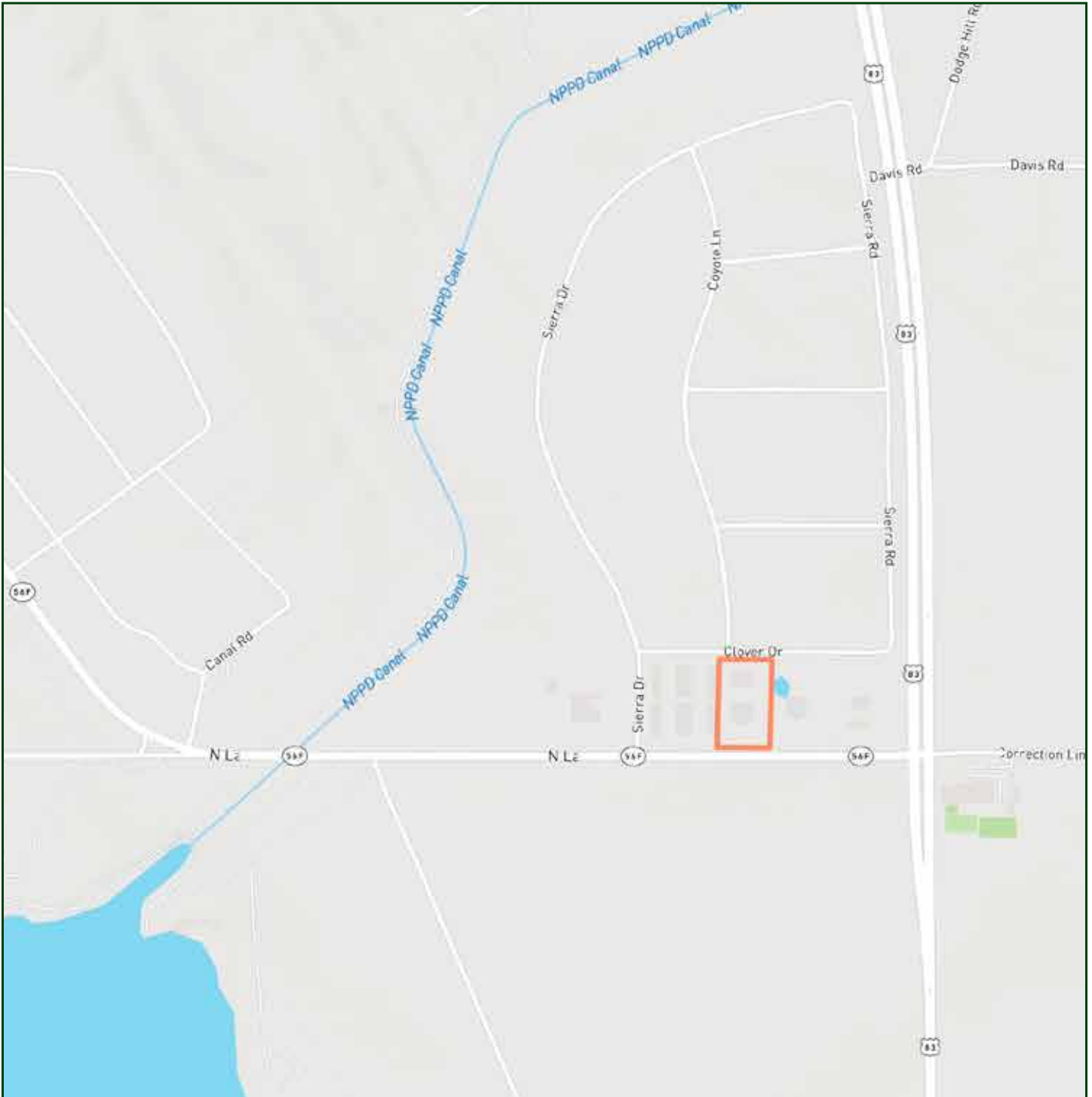
Building #2 is a 6,000 square foot metal class "S" building. This building has an all metal exterior with a concrete foundation and floor. The interior is unfinished with separate work areas partitioned off, and a mezzanine over the interior work areas plus storage space. This building is primarily used for service and storage, and has partial heat and A/C.

Approximate monthly utilities: Dawson Public Power \$700.00/month average. Water supplied from the well that is in place. There are 2 septic tanks: 1 for gray water, pumped regularly, and 1 for sewage located on the West side of the front building that leeches to the North.

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.

JON FARLEY
Sales Associate
Cell Phone: 308-530-7854
Email: jon@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: jon@lashleyland.com

PROPERTY IMAGES



PROPERTY IMAGES



JON FARLEY
Sales Associate
Cell Phone: 308-530-7854
Email: jon@lashleyland.com

PROPERTY IMAGES





THE LAND EXPERTS YOU CAN TRUST

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland,
Jordan Maassen, April Good, Jon Farley, Bryan North,
Tami Timmerman-Lashley, Randy Helms, Dodi Osburn,
Bill Grant, Adam Shada, and Shane Mauch

Like us on Facebook
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: Jon@lashleyland.com