



TWIN RIVERS MIXED-USE DELUXE DWELLING



A commercial office building with a luxury residential living space.

Co-Listed by:

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SHANE MAUCH

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PROPERTY HIGHLIGHTS

List Price **\$1,600,000**

Location 4306 Twin Rivers Rd., North Platte, NE 69101

Legal Description

IRON TRAIL 3RD ADM. SUB (OF IRON TRAIL ADMIN SUB LOT 1) LOT 1

Acres 1.04±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$10,072.12**

Property Summary

THE ENTREPRENEURIAL DREAM! This hybrid property consists of residential living within an 8,840 sqft commercial/office building located on the southeastern edge of North Platte. The office/commercial portion features a fully-finished greeting room, meeting room, half bath, and a fully insulated 70x77 attached shop area with 2 overhead doors (14x16 & 18x16) providing endless potential! The residential area of the building consists of 3 bedrooms (2 Master bedrooms with walk-in closets), and 3.5 baths. The open layout of the kitchen, living room, and dining area is perfect for gatherings of all sizes! The living room features modern clerestories with a beautiful Urbana Fireplace. This dwelling features Kawneer commercial aluminum windows, 8 ft doors with kerf jambs, a 3-hour firewall separating the shop from the living quarters, a tankless water heater, and 3-phase power. On the way upstairs, you can enjoy the wide staircase with a middle landing and 2 modern fixtures for exemplary lighting. Directly upstairs is a loft area with a unique glass railing that overlooks the main living area. It also features a walkout-covered deck overlooking the pure beauty of Nebraska! A Jack and Jill bedroom with a full bath is attached to the loft. Down the hallway is the ideal theatre room ready to be equipped to make it your own! From there, we have another Master bedroom with a full bath and an enormous walk-in closet!

Other features/facts:

- ~ Two separate Lennox units for each level.
- ~ The builders association provides outdoor maintenance (Lawn care, Snow Removal, etc.)
- ~ 1.8 miles (4 min) from the interstate access.
- ~ Meat Processor to add \$1 Billion annual economic impact in 24 months in North Platte.

Give us a call today to see this amazing property for yourself!

Note: Any potential buyer must present proficient credentials before viewing.

All information has been taken from the Lincoln County Assessors card and is not warranted or guaranteed.

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.

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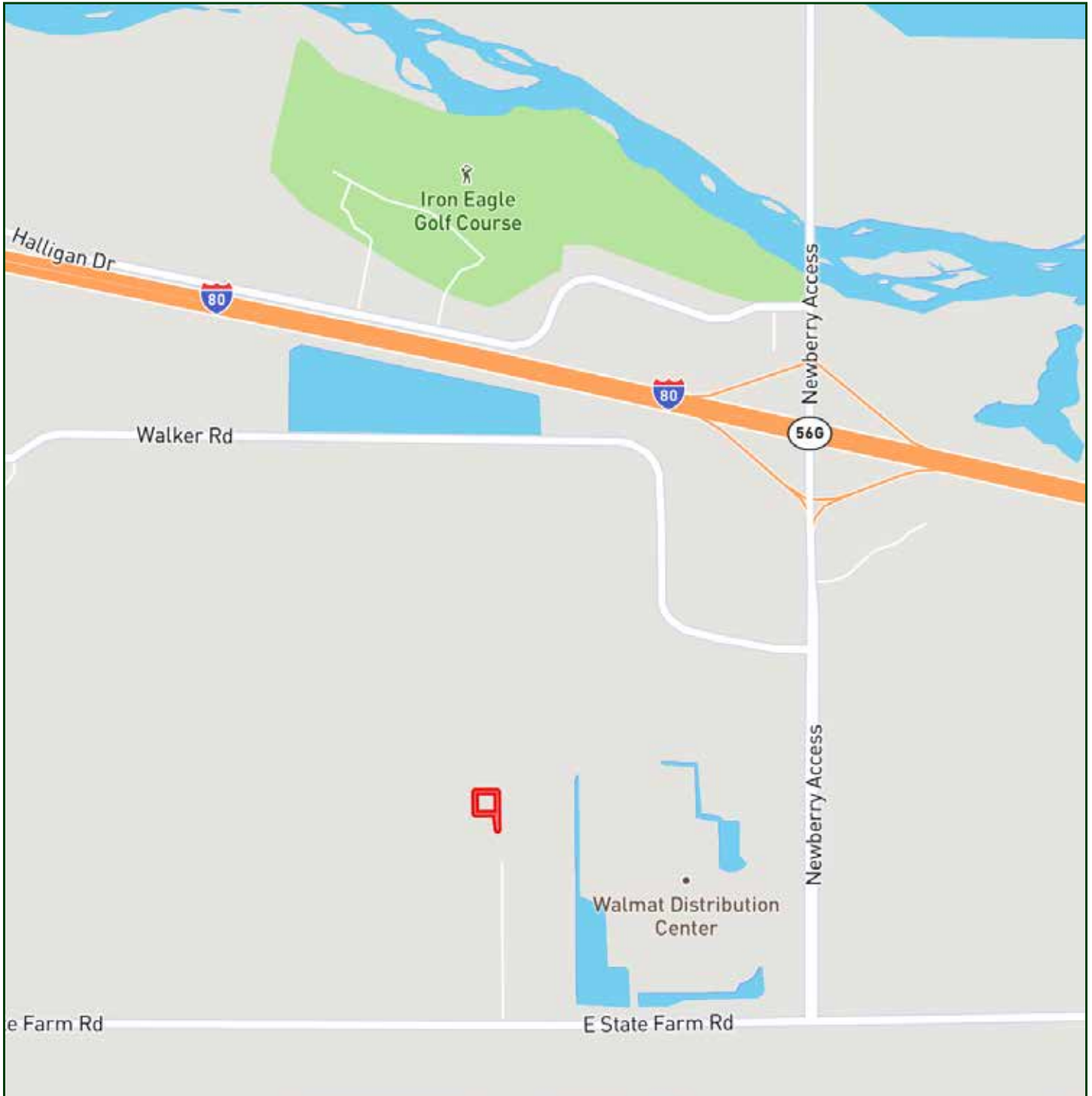
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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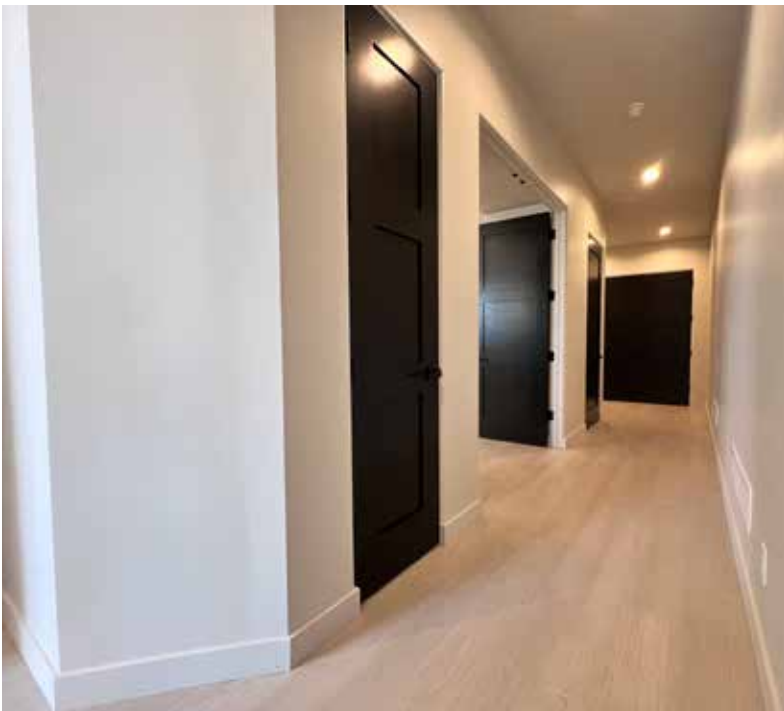
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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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