

McCook, Nebraska: 5,600 sq. ft. Keystone Business Ctr 5th flr

402 Norris Ave | McCook, NE | US | Red Willow County

Available SF: 5,600 | Lease Rate: \$2 | Lease Terms: Triple Net | Sale Price: \$125,000



Building Type:	Flex Tech, Retail, Office, Other
Available SF:	5,600
Total SF:	20,000
Number of Stories:	6
Ceiling Peak:	8 Ft.
Ceiling Eaves:	8.5 Ft.
Expandable:	No
Zoning:	Business District
Site Size:	1.00 Acres
Year Built:	1924
Former Use:	Hotel and Retirement Home
Specialty Features:	Spec Building, TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Concrete-Reinforced
Sale Price:	\$125,000
Sale Price Note:	125,000
Lease Rate:	\$2
Lease Terms:	Triple Net
Last Updated:	Mar 22, 2023

Property and Area Description

The 5th floor of the Keystone Business Center have been cleared of existing walls and provisions for utilities provided. This is ideal space for technology, programming, call center development. Phase I Environmental Site Assessment is available upon request.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** I-70 (80.00 mi.)  
**Nearest Interstate:** I-80 (67.00 mi.)  
**Ingress/Egress Notes:** The building is located in Downtown McCook. Three blocks north of U.S. Highway 83 and 6 & 34.  
**Nearest Airport:** McCook Ben Nelson Regional Airport (1.00 mi.)  
**Nearest Commercial Airport:** McCook Ben Nelson Regional Airport (1.00 mi.)  
**Rail Served:** No  
**Rail Served By:** BNSF Railway  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

Utilities

**Electric:** NPPD  
**Natural Gas:** Black Hills Energy  
**Water:** City of McCook  
**Sewer:** City of McCook  
**Telecommunications:** Century Link, Great Plains & Pinpoint

## Economic Development Contact

**Charlie McPherson**

McCook Economic Development

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Mc Cook, NE 69001

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