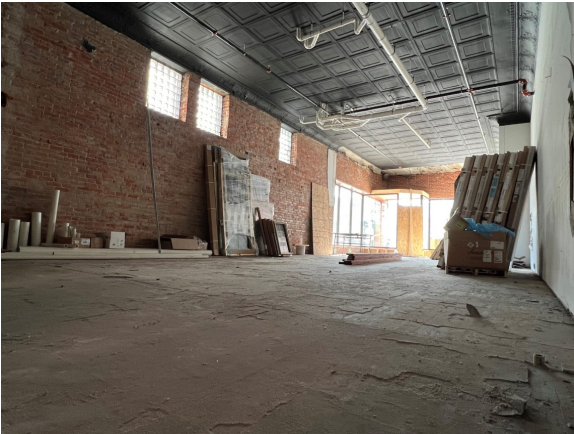


Bartenbach Building

118 W. 2nd Street, Suite 1A | Grand Island, NE | US | Hall County
Available SF: 1,675 | Lease Rate: \$17 | Lease Terms: Triple Net



Building Type:	Other, Office, Flex Tech, Retail
Available SF:	1,675
Total SF:	1,675
Ceiling Peak:	13' Ft.
Ceiling Eaves:	10' Ft.
Expandable:	Yes
Zoning:	Business District, Commercial, Residential, Retail, Mixed Use
Year Built:	1882
Former Use:	Retail
Specialty Features:	TIF District
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Brick
Floor Type:	Wood
Lease Rate:	\$17
Lease Terms:	Triple Net
Last Updated:	Jan 10, 2024

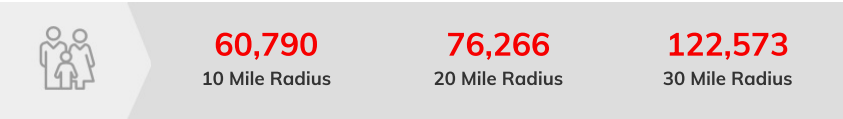
Economic Development Contact

Cathryn Sack
Grand Island, NE 68803
(402) 309-9935 | intheblack715@gmail.com

Property and Area Description

PRIME RAILSIDE LOCATION in one of Grand Island's most beautiful historic building. This corner unit has private entrance. Building is mixed-use, with eight retail/ office store fronts on the first floor. Second floor will be home to 13 residential condos. This is a great location for businesses desiring heavy foot and car traffic. The space has a walk-up window allowing for prime food service.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 30 (1.1 mi.)
Nearest Interstate: Interstate 80 (5.7 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: City of Grand Island
Water: City of Grand Island
Sewer: City of Grand Island
Telecommunications: ALLO