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|---------------------|---|
| Building Type:      | Commercial, Office,<br>Retail, Other  |
| Available SF:       | 7,915   |
| Total SF:           | 7,915   |
| Number of Stories:  | 2   |
| Expandable:         | No  |
| Zoning:             | Business District,<br>Commercial, Mixed Use,<br>Office, Residential, Retail |
| Site Size:          | .09 Acres (2 City Lots)<br>Acres  |
| Year Built:         | 1880's 1st Floor, 1907<br>2nd Floor   |
| Former Use:         | 1st floor restaurant and<br>business, 2nd floor<br>apartments               |
| Specialty Features: | TIF District, Opportunity<br>Zone   |
| Can Subdivide:      | Yes   |
| Within City Limits: | Yes   |
| Construction Type:  | Brick   |
| Sale Price:         | \$60,000  |
| Sale Price Note:    | 60,000  |
| Last Updated:       | Jan 2, 2025   |

Economic Development Contact

Brian Bywater  
Schuyler Community Development  
1119 B Street  
Schuyler, NE 68661  
(402) 615-3653 | schuylerdevelopment@yahoo.com

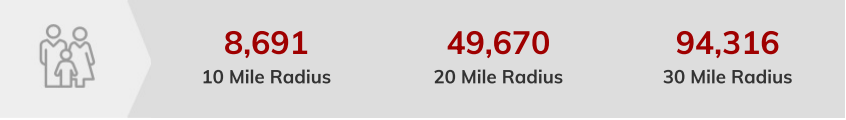
Realtor/Owner Contact

Brian Bywater  
City of Schuyler  
402-615-3653 | schuylerdevelopment@yahoo.com

Property and Area Description

Located on northeast corner of 11th and B Streets in downtown Schuyler, Nebraska. Situated one block to the west of the Colfax County Courthouse. Positioned on two lots, approximately 44' x 88' with short (south) side of the building facing 11th Street. Concrete sidewalks, in good condition, wrap around the building's perimeter. On-Street parking is available. There is no alley access. In July 2010, the building was damaged by fire. The owner opted not to repair or restore the building and as a result, it was sold twice in 2011. The City of Schuyler purchased in 2012. Historic renovation and preservation of the building's exterior is desired by many in the community. The interior is very suitable for adaptable reuse. There were four apartments located on the 2nd floor. 1st floor could be used to accommodate office space, retail space, or a restaurant. 2nd floor could be rental apartments or office space. The building is owned by the City of Schuyler.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** Hwy 15 (E-W) (1 mile mi.)  
**Nearest Interstate:** I-80 (E-W); I-29 (N-S) (48 miles to I-80; 70 miles to I-29 mi.)  
**Ingress/Egress Notes:** The Top Notch is two blocks east of Highway 15. Schuyler is located at the crossroads of Highway 15 and the 4-land expressway of US. 30  
**Nearest Airport:** Columbus, NE (16 mi.)  
**Nearest Commercial Airport:** Eppley Airfield (OMA) (72 mi.)  
**Rail Served:** No  
**Rail Served By:** Union Pacific Railroad  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

Utilities

**Electric:** Schuyler Department of Utilities  
**Natural Gas:** Black Hills Energy  
**Water:** Schuyler Department of Utilities  
**Sewer:** Schuyler Department of Utilities  
**Telecommunications:** CenturyLink