### Stratton, NE: 65,000 Sq. Ft.

308 Bonner Street | Stratton, NE | US | Hitchcock County **Available SF:** 65,000 | **Lease Rate:** \$0.1 | **Lease Terms:** None | **Sale Price:** \$165.000



Available SF: 65,000 Total SF: 65,000 Number of Stories: 2 Ceiling Peak: 20 Ft. Ceiling Eaves: 13 Ft. Expandable: Unknown Zoning: None Site Size: 1.68 Acres Year Built: 1972 Specialty Features: Crane Can Subdivide: Yes Within City Limits: Yes Construction Type: Concrete Block Floor Type: Concrete-Not Reinforced Sale Price: \$165,000	Building Type:	Commercial, Industrial
Number of Stories:  Ceiling Peak: Ceiling Eaves: 13 Ft. Expandable: Unknown Zoning: None Site Size: 1.68 Acres Year Built: 1972 Specialty Features: Crane Can Subdivide: Yes Within City Limits: Yes Construction Type: Concrete Block Floor Type: Concrete-Not Reinforced Sale Price: \$165,000	Available SF:	65,000
Ceiling Peak:20 Ft.Ceiling Eaves:13 Ft.Expandable:UnknownZoning:NoneSite Size:1.68 AcresYear Built:1972Specialty Features:CraneCan Subdivide:YesWithin City Limits:YesConstruction Type:Concrete BlockFloor Type:Concrete-Not ReinforcedSale Price:\$165,000	Total SF:	65,000
Ceiling Eaves:13 Ft.Expandable:UnknownZoning:NoneSite Size:1.68 AcresYear Built:1972Specialty Features:CraneCan Subdivide:YesWithin City Limits:YesConstruction Type:Concrete BlockFloor Type:Concrete-Not ReinforcedSale Price:\$165,000	Number of Stories:	2
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Can Subdivide:YesWithin City Limits:YesConstruction Type:Concrete BlockFloor Type:Concrete-Not ReinforcedSale Price:\$165,000	Year Built:	1972
Within City Limits: Yes Construction Type: Concrete Block Floor Type: Concrete-Not Reinforced Sale Price: \$165,000	Specialty Features:	Crane
Construction Type:Concrete BlockFloor Type:Concrete-Not ReinforcedSale Price:\$165,000	Can Subdivide:	Yes
Floor Type: Concrete-Not Reinforced Sale Price: \$165,000	Within City Limits:	Yes
<b>Sale Price:</b> \$165,000	Construction Type:	Concrete Block
	Floor Type:	Concrete-Not Reinforced
Lorgo Perto: ¢0.1	Sale Price:	\$165,000
Leuse Rute: \$0.1	Lease Rate:	\$0.1
Lease Terms: None	Lease Terms:	None
<b>Lease Rate Note:</b> .10/ft per month	Lease Rate Note:	.10/ft per month
Last Updated: Feb 25, 2020	Last Updated:	Feb 25, 2020

## **Economic Development Contact**

Lindy or Dorris Whipps Owner/Broker Nebraska Licensed Real Estate Brokers 34845 Hwy 34 Max, NE 69037 (308) 276-2284 | lwhipps@gpcom.net

### **Realtor/Owner Contact**

**Doris or Lindy Whipps**Doubletree Realty
308-276-2284 | lwhipps@gpcom.net

## **Property and Area Description**

Former Farm Equipment Manufacturing Building has 39,000 ft2 and additional attached buildings have between 4,000 ft2 and 9,900 ft2. Industrial, Commercial or Warehouse use possible plus office and vault areas. Can sub-divide various buildings for multiple uses. Upper level has lounge and computer area and overview of manufacturing space. Entire development sits on 3/4 of a City block.

# **Population**

685 3,406 7,994 10 Mile Radius 20 Mile Radius 30 Mile Radius
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Source: ESRI®, 2024

#### Households



Source: ESRI®, 2024

## **Transportation**

Nearest Interstate: Interstate 70 (58.00 mi.)

Nearest Airport: McCook Municipal Airport (35.00 mi.)

Nearest Commercial Airport: McCook Municipal Airport (35.00 mi.)

Rail Served: Yes

Rail Served By: BNSF Railway, Norfolk Southern Railway

Rail Infrastructure in Place: No

### **Utilities**

Electric: Southwest Public Power Natural Gas: Propane Service Water: Village of Stratton Sewer: Village of Stratton