

Building Type:	Other
Available SF:	9,600
Total SF:	9,600
Number of Stories:	1
Ceiling Peak:	varied height Ft.
Ceiling Eaves:	varied height Ft.
Expandable:	No
Zoning:	Commercial
Site Size:	2.45 Acres
Year Built:	2005
Former Use:	was built as a bowling alley and is still used as a bowling alley
Specialty Features:	None
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price:	\$444,000
Sale Price Note:	\$444,000
Lease Terms:	None
Last Updated:	Jul 26, 2023

Economic Development Contact

Kim Beger
Auburn Development Council
919 Central Ave
Auburn, Nebraska 68305
(402) 274-7299 | director@growauburnne.org

Realtor/Owner Contact

Jackie Lunzmann
Lunzmann Realty, Inc
402-414-0125 | jackie@lunzmannrealty.com

Property and Area Description

High Cash Flow, Turnkey Opportunity. This is a successful 9k sq. foot, free standing, 8-lane bowling alley with a restaurant & bar that enjoys strong community support. Own, operate and control your future. All equipment & inventory are in great shape & included. Huge corner lot, strong traffic count, HWY 136 frontage, ample parking, dual entrances. Built in 2005. Taxes ~\$7k/year.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

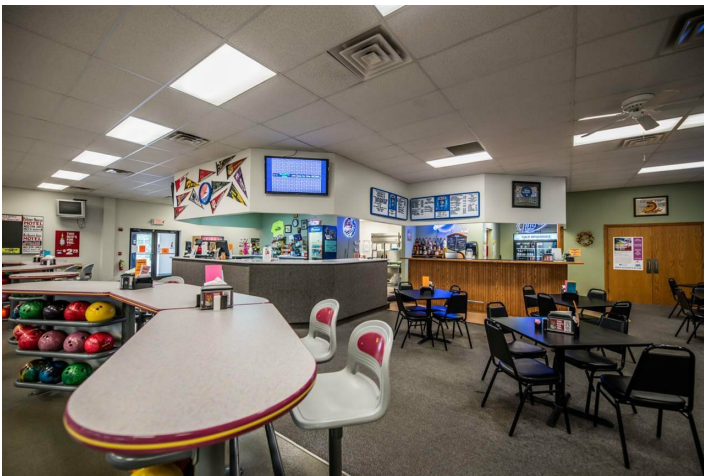
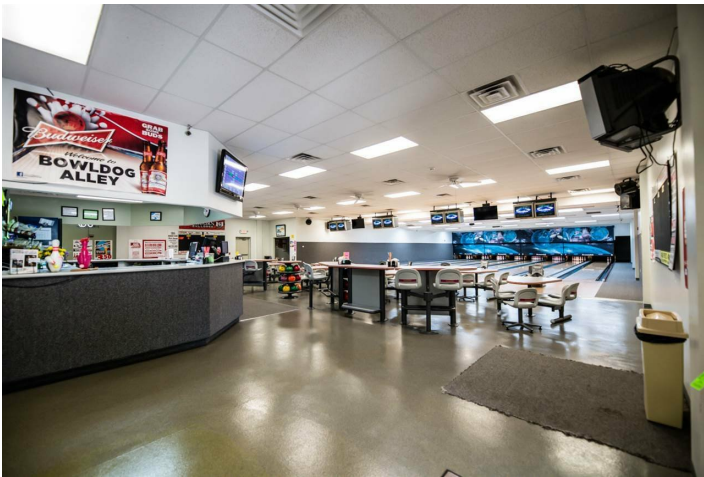
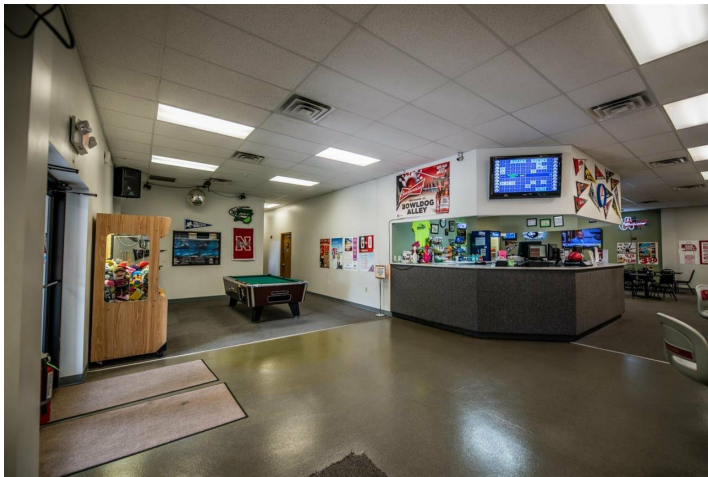
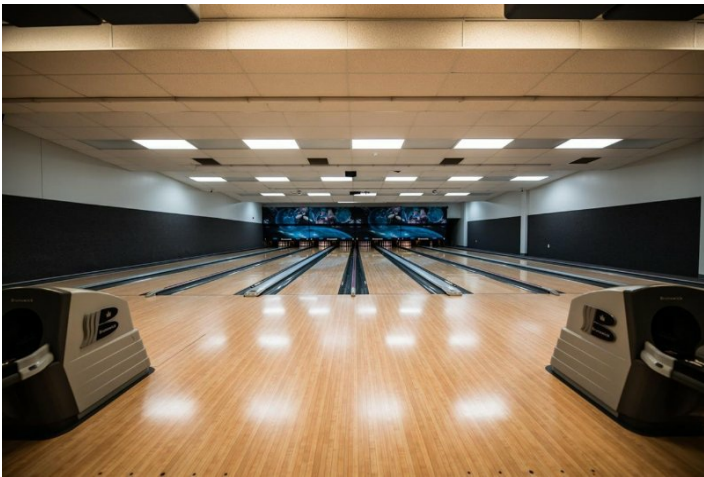
Transportation

Nearest Highway: Hwy 136 (0 mi.)
Nearest Interstate: I-29 (15 mi.)
Ingress/Egress Notes: This property is located along highway 136
Nearest Airport: Auburn Municipal Airport (2.5 mi.)
Nearest Commercial Airport: Omaha Eppley Airfield (70.00 mi.)
Distance to Mass Transit: 70
Rail Served: No
Rail Served By: Union Pacific Railroad
Rail Accessible: No
Rail Infrastructure in Place: No
Rail Contact: Patrick Bock
Rail Contact Phone: 402-544-2305
Rail Contact Email: pnbock@up.com
Short Line Contact: unknown
Short Line Contact Phone: unknown
Short Line Contact Email: unknown

Utilities

Electric: Board of Public Works
Natural Gas: Black Hills Energy
Water: Board of Public Works
Sewer: Board of Public Works
Telecommunications: see description box

Property Images





Nicole Sedlacek, CEcD | Economic Development Manager | Nebraska Public Power District
PO Box 499 | Columbus, Nebraska 68602 | (402) 563-5534 | njsedla@nppd.com