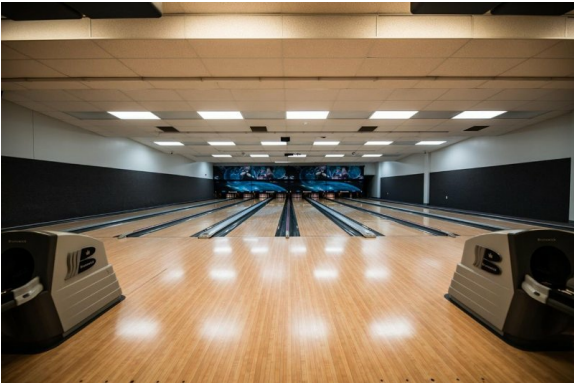


**Bowldog Alley**  
1818 Central Ave | Auburn, NE | US | Nemaha County  
Available SF: 9,600 | Lease Terms: None | Sale Price: \$444,000



|                     |   |
|---------------------|---|
| 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**

|   |                                |                                 |                                 |
|---|--------------------------------|---------------------------------|---------------------------------|
|  | <b>6,565</b><br>10 Mile Radius | <b>23,480</b><br>20 Mile Radius | <b>44,682</b><br>30 Mile Radius |
|---|--------------------------------|---------------------------------|---------------------------------|

Source: ESRI®, 2024

**Households**

|   |                                |                                |                                 |
|---|--------------------------------|--------------------------------|---------------------------------|
|  | <b>2,640</b><br>10 Mile Radius | <b>9,333</b><br>20 Mile Radius | <b>18,234</b><br>30 Mile Radius |
|---|--------------------------------|--------------------------------|---------------------------------|

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