

Gering NE: 3650 10th St
3650 10th St | Gering, NE | US | Scotts Bluff County
Available SF: 2,138 | Sale Price: \$1,452,955



Building Type:	Retail
Available SF:	2,138
Zoning:	Retail
Year Built:	1978
Within City Limits:	Yes
Sale Price:	\$1,452,955
Last Updated:	Jul 27, 2023

Economic Development Contact

Anthony Gurrola
Twin Cities Development Association, Inc.
1620 Broadway
Scottsbluff, NE 69361
(308) 633-2899 | agurrola@tcdne.org

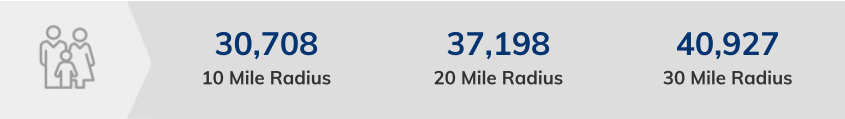
Realtor/Owner Contact

Howie Curd
NNN Pro Group
516.754.0488

Property and Area Description

Marcus & Millichap is pleased to present the exclusive listing for the Taco John's located at 3650 10th St in Gering, Nebraska. The site consists of roughly 2,138 rentable square feet of building space on estimated 0.73-acre parcel of land. This Taco John's will be subject to a 20-year absolute triple-net (NNN) lease, which will commence at the close of escrow. The annual rent will be \$87,177 and will be scheduled to increase 1.50% annually throughout the base term and in each of the 4, 5-year renewal options.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Property Images

