

Scottsbluff NE: 313 W 38TH STREET
313 W 38th Street | Scottsbluff, NE | US | Scotts Bluff County
Available SF: 6,270 | Sale Price: \$805,000



Building Type:	Commercial, Industrial
Available SF:	6,270
Zoning:	Commercial, Industrial
Year Built:	2006
Within City Limits:	Yes
Sale Price:	\$805,000
Last Updated:	Feb 12, 2025

Economic Development Contact

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


Realtor/Owner Contact

Sandy Macke
Champion Realty LLC
308.641.2336

Property and Area Description


Medical office building located just west of the hospital in fantastic location! Numerous updated office spaces, exam rooms and reception areas. Previous occupants were a vision clinic and a dental office. Building has covered drop off to the front door and separate entrances for both sides. Partial basement for storage. There is a total of 5 restrooms, two public and three staff. Building is wired for both security and sound systems. Nice landscaping surrounding parking area. Outstanding investment opportunity to occupy one side and lease the other! Building is for sale or lease. Call for details on lease terms.

Population

	31,581 10 Mile Radius	36,984 20 Mile Radius	45,384 30 Mile Radius
---	--------------------------	--------------------------	--------------------------

Source: ESRI®, 2024

Households

	12,992 10 Mile Radius	15,210 20 Mile Radius	18,683 30 Mile Radius
---	--------------------------	--------------------------	--------------------------

Source: ESRI®, 2024

Transportation

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

Property Images





WNRMLS



WNRMLS



WNRMLS



WNRMLS



WNRMLS



WNRMLS



