

# MODERN OFFICE COMPLEX

AG COUNTRY PARTNERS, INC.  
IS PLEASED TO OFFER THIS PROPERTY

Listing Number  
**01020**

# FOR SALE

**Are you ready to change your business/office location to one of the highest traffic count streets in Kearney, Nebraska?**

**Location:** 3503 North 2nd Avenue, Kearney, Nebraska. From I-80 Kearney Exit #272 go North on Hwy 10 across Hwy 30 and approximately 1 mile on the east side of 2nd Ave.

**Legal Description:** Lots 40 & 41, NW1/4 of School Section Addition to the City of Kearney, Buffalo County, Nebraska.

**SOLD**

**\$165,000.00**



721 Glacier Trail  
Lincoln, NE. 58521

Dave Connely / Broker / 402-416-6118 cell

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866-553-FARM (3276)  
www.agcountrypartners.com



Here is your chance to move to one of the busiest locations in Kearney, Nebraska with a traffic count of 29,620 vehicles passing your front door daily. Kearney is the 5th largest city in Nebraska and has the University of Nebraska, Kearney Campus and Central Nebraska Community College just a short distance to this facility. This building contains 1,839 +/- Sq. Ft. to include six offices, reception area, two bathrooms, ample storage and a basement that could be renovated into more offices or rental apartment. Heating is by central forced air with central air-conditioning and paved parking area at the rear of the building. The building is serviced by city water/sewer, electric, natural gas, phone and internet service. If you are looking for a law office, accounting office or insurance office, you owe it to yourself to take a look at this modern facility.

- 1839 Square Feet
- Modern
- 6 Offices
- Reception Area
- 2 Restrooms
- Storage
- Basement
- Large Off Street Parking
- Central Heat & Air
- Atrium
- Location / Location