

ALL FIELDS DETAIL



Mls #	20230417	Total Sq. Ft.	5001-7500
Class	COMMERCIAL	Parking Capacity	N/A
	/INDUSTRIAL	Approx. Age	61+ Years
Type	RETAIL	Overhead Doors	1
Area	COLUMBUS	Present Use	Retail
Asking Price	\$395,000	Ceiling Height	Varied
Address	2511 13TH STREET	Freight Elevator	1001-2000 Lbs
City	COLUMBUS	Stories	2
State	NE	Auction	No
Zip	68601		
Status	NEW LISTING		
Sale/Rent	For Sale		
IDX Include	N		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Subdivision	ORIGINAL CITY	Agent	GEORGE RAMBOUR V
Listing Office 1	RAMBOUR REALTY CO - Main: 402-564-2724	Compensation: Sub Agent	N
Compensation: Buyer Agent	Y	Compensation: Sub Co-Op	0
Compensation: Buy Co-Op	020	Owner	MNYFFELER PROPERTIES LLC
Listing Date	7/19/2023	Expiration Date	1/19/2024
Legal	W5 1/4' LOT 2 & E21'N70' & E20 1/2' S62' LOT 3 BLK 84 ORIGINAL CITY OF COLUMBUS, PLATTE COUNTY , NE	Building Sq. Ft.	5994
Associated Document Count	0	Update Date	8/8/2023
Status Date	8/8/2023	Hotsheet Date	8/8/2023
Price Date	7/19/2023	Input Date	7/19/2023 9:40 AM
Original Price	\$395,000	Days On Market	20
Days On MLS	20	Video/Audio Surveillance or Recording	NO
Showing Begin Date	8/8/2023	Geocode Quality	Exact Match
Picture Count	12	Input Date	7/19/2023 9:40 AM
Update Date	8/8/2023 2:21 PM	Video Count	0

FEATURES

Overhead Door Height	Parking	Miscellaneous	To Show
7Ft Clear	Street Parking	Electric Hot Wa	Call Agent
Construction	Utilities Available	Display Window	24 Hr. Notice
Brick	Electric	Elevator	Utilities Paid By Owner
Siding	Gas	Location	Gas
Brick	City Water	Downtown	Electric
Heat Type	City Sewer	Flood Insurance	Water
Gas Forced Air	Foundation	Not Required	Garbage
Cooling	Full Basement	Terms	
Central Air		Real Estate Onl	
Floors		Possession	
Part Carpet		Negotiable	

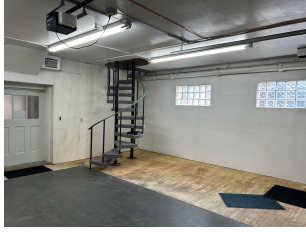
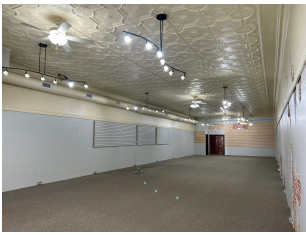
FINANCIAL

Taxes	1344.92	Parcel #	710002240
Tax Year	2022		

REMARKS

Remarks PRIME DOWNTOWN RETAIL SPACE. METICULOUSLY MAINTAINED. MAIN FLOOR OFFERS A HUGE RETAIL SPACE (25 X 87). SECOND LEVEL OFFERS TONS OF CHARACTER, ORIGINAL WOOD FLOORS AND CEILING TILES. ENDLESS POSSIBILITIES FOR RENOVATING TO YOUR LIKING. FULL BASEMENT WITH TONS OF STORAGE. OVERHEAD DOOR IN THE ALLY LEADS TO A HEATED GARAGE. RECENT UPDATES INCLUDE NEWER FURNACE/AC, NEWER ROOF, MANY NEW WINDOWS, NEW WATER HEATER IN MAIN FLOOR BATH, NEWER FLOORING ON MAIN LEVEL. CALL TODAY TO MAKE THIS RETAIL SPACE YOURS!!

ADDITIONAL PICTURES



DISCLAIMER

Information & measurements contained in this MLS data sheet have not been independently verified nor warranted by the listing company. Any party interested in purchasing this property is advised to conduct their own investigation of the property through personal & professional inspections. The data is for general information purposes only & may contain estimates and/or inaccuracies. Information has been obtained from public records. The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.