

8,000+/- Square Foot Building

1142 NE Hwy 30

Schuyler, Nebraska 68661



Faces East

Location

- Property is located on eastern edge of Schuyler
- US Highway 30 Expressway is within ½ mile
- Zoned: General Commercial
- Previous use: trucking company
- Parcel #120-9200-82

<u>Population</u>	<u>2010 Census</u>	<u>Current Year 2013</u>
Schuyler	6,211	6,143
Colfax County	10,515	10,425
Labor Market *	123,886	123,815

*Labor market population is the county population plus the contiguous county population

Main Building

- 8,000+/- square foot building
- Sits on 3.7 Acres
- Additional large garage space available (unheated)

Features

- Four - 14' (h) x 12' (w) overhead doors
- Finished office space in main building

Large Garage/Enclosed Storage Area

- 4,500+/- square foot building
- 4 overhead doors (vary in size)
- 2 walk doors

Utilities

- Electric: City of Schuyler
- Gas: Black Hills Energy
- Water/Sewer: Private water and septic system
Municipal water/sewer available



Other

- Sale Price: \$175,000 (3.7 acres with two buildings)
- Lease Agreement: 2 year (24 month)
 - \$1,600 per month (main building only)
 - \$2,000 per month for entire 3.7 acres (including both building and large garage)
 - \$2,000 per month lease/purchase agreement (\$500 escrowed toward purchase)
- 2014 Tax Rate: \$2.086223 per \$100 of actual value

Contact

Jackie Farrell, Economic Development Coordinator
Schuyler Community Development, Inc.
1119 B Street, Schuyler, NE 68661
402.641.9176
schuylercommunitydevelopment@gmail.com
Website: SchuylerDEVELOPMENT.net



Faces South



Faces North