



FOR SALE
COMMERCIAL PROPERTY
Benkelman, Nebraska



- USAGE:** Excellent Apartment complex, eight single units and eight two bedroom units.
- LOCATION:** 1106 Cheyenne Street, just south of Dundy County Hospital
- YEAR BUILT:** New in 1984 and remodeled in 2009.
- SIZE:** 12,656 square feet of living area with 70,550 square feet of property.
- LEGAL DESC:** Lots 2-5, Jones Subdivision of Benkelman.
- INCLUDES:** Recently remodeled units, new A/C cooler units, new Heritage Style composite shingles installed in 2009.
- UTILITIES:** Natural gas provided by Source Gas; water, sewer, trash and electric provided by Town of Benkelman.
- TAXES:** \$4,354.52 for the 2011 assessment
- PRICE & TERMS:** \$1,000,000 cash to seller upon transfer of deed

BROKER'S NOTE: Commercial property with excellent location; parcel contains plenty of parking area. This property is currently occupied with consistent investment income. Please call Mike for potential showing additional information.

BENSON AG LAND REALTY LLC

PO Box 202 / 200 West 4th

Julesburg, CO 80737

(970) 474-2000

(970) 474-2002 (fax) or 520-1778 (cell)

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.

Visit our website at: www.benson-realty.com; e-mail Mike at: mbenson@kci.net