

FOR SALE

**748 N. 10th Ave.
Broken Bow, NE**

**PRICED AT
\$165,000**

LEGAL DESCRIPTION

**RAILROAD ADD: BLOCK 48 LOTS 11-12-13-14-15 B.B.CITY
1800 Sq. Ft.**

**2010 Taxes: \$1,603.02
Lot size: 120 X 102**

GENERAL DESCRIPTION

Commercial Property or convert to Residential !!

This building has a wheelchair ramp made of composite decking, 2 half baths upstairs (one is handicap accessible) and 1 half bath in the basement. Recently 4 inches of insulation were added to the attic. The 36' x 40' shop has two 12' x 14' garage doors w/openers and is sided with cement board.



1st floor:

Reception Area 18' x 19'	Carpet
Open Room: 743 sq. ft.	Carpet
Room1: 15'1" x 13'2"	Commercial Tile
Room2: 10' x 15'	Carpet
Room3: 9'5" x 9'5"	Carpet
Bathroom 1: 11' x 5'	Vinyl (Sink/Stool)
	Handicap Accessible
	Vinyl (Sink/Stool)

Bathroom2: 11' x 4'4"

Basement:

Open Area: 48' x 14'	Concrete
Room1: 10' x 11'	Concrete
Room2: 18'4" x 11'	Concrete
Room3: 11'4" x 14'	Concrete
Room4: 11' x 14'	Concrete
Bathroom: 7' x 5'	Concrete (Sink/Stool)
Kitchen 9' x 14'6"	Concrete

**Dwain & Deb Bryner
, Owners**



**Dorsett Sennett
308-870-3327**



**Deb Slingsby
308-870-2740**



**Mo Hunsberger
308-870-1406**

STOCK REALTY & AUCTION CO.
Land Brokers & Auctioneers

**934 D St. Broken Bow, NE 68822
1-800-WE SELL-8
www.stockra.com**

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on conclusions.

To see more pictures of this home view the virtual tour at Stockra.com

Lot Size

120 x 102

Style of Home

Ranch

Age

1st Floor Sq. Ft.

1800

2nd Floor Sq. Ft.

Exterior

Painted Masonite

Roof

Asphalt

Insulated

Yes—4" recently added

Foundation

Block

Sprinkler System

Yes

Air Conditioner

Central—new 2005

Road Paved

Yes

Driveway

Concrete

Utility Shed

Type Heat

Heat Pump—New 2005

Average Utilities

\$175.00

Average Gas

N/A

Water Heater

50 Gal Electric—new 2005

Electric Box

Panel—200 amp—
New 2005

Windows

Yes

Basement

Yes

Range

Yes

Refrigerator

No

Dishwasher

No

Water Softener

No

Disposal

No

Fireplace

No

Smoke Detector

Yes

Possession Date

Closing Date

Garage

36' x 40' Shop 2 car
detached

