

FOR SALE

**707 North Eddy Street
Grand Island, NE**

**PRICED AT:
\$108,000**

LEGAL DESCRIPTION

HG Clarks Add., Lot 6 & 7, Blk. 15, Grand Island, NE

GENERAL DESCRIPTION

Commercial Business!!

Filling / Gas Station and Repair Shop on corner lots in an excellent location in North Grand Island on Eddy Street. Included with this offering are the vehicle hoist, air compressor, lube buckets, and 2 gas pumps. The up-dated fuel monitoring / Ruby System is included complete with 24 hr per day credit card reading capability. The underground storage tanks were up-dates in 1999 and presently meet or exceed all EPA and Fire Marshall regulations and guidelines. This includes an external shut-off and accessible fire extinguisher and phone to call 911 with all instructions on the pumps in case of an emergency.

The Building includes 2 Vehicle Bays, (1 w/hoist), Storage Area, Office / Sales Area, with inside entrance to a very clean Bathroom.

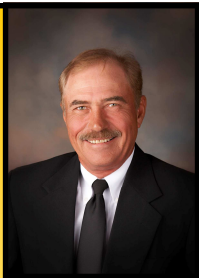
The entire Building and Outside Area is very clean and well maintained.

Inventory of Tools, Oil, Tires, Etc. Can be negotiated separately with the tenant of the Business.



**Peterson Oil Co. Inc.,
Owner**

2009 Taxes: \$1,983.66



**John Buhl
402-649-3750**



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**Don Kaiser
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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.

INFORMATION

