For more information on this property, contact the Arapahoe City Office at (308)962-7445.

**512 Nebraska Avenue, Arapahoe, NE 68922**

**Price:**

**Status: Inquire**A picture containing building

Description automatically generated



**Property Description:**

Are you interested in bringing a business to Downtown Arapahoe? This recent outdoor remodel located on Highway 283 in Downtown Arapahoe would be perfect for your next business endeavor! Parking space located in front and back of business. One unfinished bathroom on property but includes possible space for second bathroom installation. Along with a recently replaced metal roof, the property is sided with both wood and metal as well. Large garage door on back of building with plenty of space inside for parking and storage!

**Primary Features:**

**County:** Furnas

**IDX City Name:** Arapahoe

**IDX County Name:** Furnas

**Off Market Date:** N/A

**Photo Count:** 5

**Property Sub Type:** COMMERCIAL

**Property Type:** Commercial

**Sold Date:** N/A

**Additional:**

**Approximate Age:** 61+ years

**Construction:** Concrete block

**Miscellaneous:**

**Present Use:** Storage

**Stories:** 1

**Utilities:** City sewer, city water

**Interior Features:**

**Approximate SqFt: Main:** 2,688

**Approximate SqFt: Upper:** N/A

**Building SqFt:** 2,688

**Ceiling Height:** 14ft

**Cooling:**

**Floors:** concrete slab

**Freight Elevator:** N/A

**Heat Type:**

**Office SqFt:**

**Retail SqFt:** 780

**Total SqFt:** 2,688

**Warehouse SqFt:** 1,908

**External Features:**

**Area:** Arapahoe

**Foundation:**

**Lot Size:** Approx 27 x 100

**Number of Units:** 1

**Overh Door Width:** 12wX8h

**Overhead Doors:** 1

**Overhead Driveway Height:**

**Parking:** Street Parking, 1 Garage door on back of business

**Parking Capacity:** 10-15

**Roof:** Metal, recently completed

**Siding:** Wood, concrete, metal

**Financial Details:**

**Auction:** No

**Best Potential:**

**Flood Insurance:**

**Possession:**

**Sale/Rent:** Yes

**Tax Year:**

**Taxes: $**190.00

**Terms:** Negotiable

**Utilities Average Per Year:**

**Utility Paid by Owner:** Cable, electric, garbage, gas, water

**Utility Paid by Renter:**

**Location Information: Arapahoe, NE**



Arapahoe, Nebraska, located in Furnas County, in southwest Nebraska, is a busy, rural community of 1,028. Founded in 1871 and home to the Our Lady of Fatima Shrine, a Veteran's Memorial, numerous parks and ballfields, city pool, municipal golf course, volunteer operated movie theater, and more, we welcome you to Arapahoe and invite you to bring entrepreneurial ventures to buildings like this one!

**Education: Arapahoe-Holbrook Public Schools**

* Recently renovated in 2018, Arapahoe-Holbrook school provides education and additional opportunities for pre-school to high school students. Our student warriors actively compete in a number of activities including a variety of sports, FFA, FCCLA, quiz bowl, etc.

**Healthcare:**

* Arapahoe Dental Clinic
* Arapahoe Medical Clinic (Tri-Valley Health System)
* Arapahoe Pharmacy
* Arapahoe Physical Therapy
* Arapahoe Vision Clinic
* Cappel Chiropractic and Personal Training
* Milligan Chiropractic
* Tri-Valley Physical Therapy

**Community Life:**  **Recreation**:

* First United Methodist Church
* River Valley Evangelical Free Church
* Christian Church of Christ
* St. Paul’s Episcopal Church
* Trinity Lutheran Church
* St. Germanus Catholic Church
* Arapahoe Food Pantry
* Good Samaritan Society
* Arapahoe Public Library
* Crystal Theater
* Arapahoe Ball Parks
* Arapahoe City Park
* Arapahoe Municipal Golf Course
* Arapahoe Municipal South Park
* Arapahoe Plunge and Splash Pad
* Arapahoe Tennis Courts
* Tornado Alley