

ALL FIELDS DETAIL



Mls # 26943
Class COMMERCIAL /INDUSTRIAL
Type OFFICE
Area GERING / HARRISBURG
Asking Price \$300,000
Address 1425 10TH STREET
City GERING
State NE
Zip 69341
Status ACTIVE
Sale/Rent For Sale
IDX Include Y

Total Sq. Ft. 10001-12500
Parking Capacity N/A
Approx. Age 41-60 Years
Overhead Doors No
Present Use Office
Ceiling Height Varied
Freight Elevator N/A
Stories 1
Auction No



Allow
 Map data ©2026



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	KIM BOWMAN - Cell: 308-641-8327	Listing Office 1	CHAMPION REALTY LLC - OFC: 308-633-4663
Listing Date	1/23/2026	Legal	N 84' of Lots 10-12, Blk 3, Original Town Addition to the City of Gering
Apprx. Sq. Ft: Upper	646	Apprx. Sq. Ft: Main	11,242
Apprx. Sq. Ft: Lower	896	Lot Size	84'x140'
Zoning	C-2	Basement	Y
Associated Document Count	0	Update Date	1/26/2026
Status Date	1/23/2026	Hotsheet Date	1/23/2026
Price Date	1/23/2026	Input Date	1/23/2026 3:43 PM
Original Price	\$300,000	Days On Market	84
Days On MLS	84	Geocode Quality	Exact Match
Picture Count	14	Input Date	1/23/2026 3:43 PM
Update Date	1/26/2026 12:35 PM	Floor Plans Count	0

FEATURES

Construction	Parking	Utilities Avail	Terms
Frame	Parking Space	Electric	Sell Entirety
Brick	Off Site	Gas	Possession
Concrete Block	Street Parking	City Water	At Closing
Heat Type		City Sewer	To Show
Gas Forced Air		Location	Call Agent
Cooling		Downtown	Make Appointmen
Central Air			

FINANCIAL

Taxes \$18,233.84
Tax Year 2025
Parcel # 010070591

REMARKS

Remarks PRIME DOWNTOWN GERING LOCATION. If you're needing a well maintained property that contains many offices, and plenty of open space, this maybe the property! There are 2 basement areas. The 2nd story contains some of the HVAC equipment and lots of storage space. Lift located in the lobby area. There is a 11' x 22' garage/storage area located in the northwest corner of the building. Square footage of the property obtained from the county records. Buyers do their own due diligence. There will be deed restrictions. Priced well below assessed value. Call for showing instructions.

ADDITIONAL PICTURES



DISCLAIMER

Information, photos & measurements contained in this MLS data sheet have not been independently verified nor warranted by the listing company. Any party interested in purchasing this property is advised to conduct their own investigation of the property through personal & professional inspections. The data is for general information purposes only & may contain estimates and/or inaccuracies. Information has been obtained from public records. The MLS does not fix, suggest, control, or set commissions. The offer of commission is between participants and is always negotiable.



Scotts Bluff County, NE



Overview



Legend

Tax Parcels

ASSESSOR DATA

Parcel ID	010070591	Alternate ID	n/a	Owner Address	VALLEY BANK & TRUST CO
Sec/Twp/Rng	2/21/55	Class	n/a		C/O FIRST NATIONAL BANK OF OMAHA
Property Address	1425 10TH ST	Acreage	n/a		1620 DODGE STREET
					STOP 3120
					OMAHA NE 68197
District	41				
Brief Tax Description	N 84' OF LTS 10-12, BLK 3, ORIGINAL TOWN ADD				
	(Note: Not to be used on legal documents)				

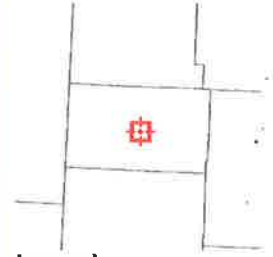
DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 5/6/2024

Developed by Schneider GEOSPATIAL



Overview



Legend

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Date created: 8/23/2023

Developed by  Schneider
 GEOSPATIAL



LEGEND

- AG Agriculture District
- RR Rural Residential District
- RL Residential Low-Density District
- RM Residential Medium-Density District
- RH Residential High-Density District
- GCE Golf Course Estates District
- C-1 Neighborhood Commercial District
- C-2 Central Business District
- C-3 General Commercial District
- ML Light Industrial District
- MH Heavy Industrial District

Zoning Overlay

- AEDS Agriculture Estate Dwelling Site
- PD Planned Development
- Airfield 5-23 Approach Surface (300' Hgt. Max)
- Airfield 5-23 Conical Surface (400' Hgt. Max)

- Special Flood Plain District (100 Year)
- Historic Site District
- Certificate

This is to certify that this is the official zoning district map referred to in Ordinance No. 2088 of the City of Gering, Nebraska

APPROVED AND AUTHORIZED THIS 12th Day of August 2022
 S. Rodriguez
 City Engineer

Revised Draft 4.01.2022
 S. Rodriguez

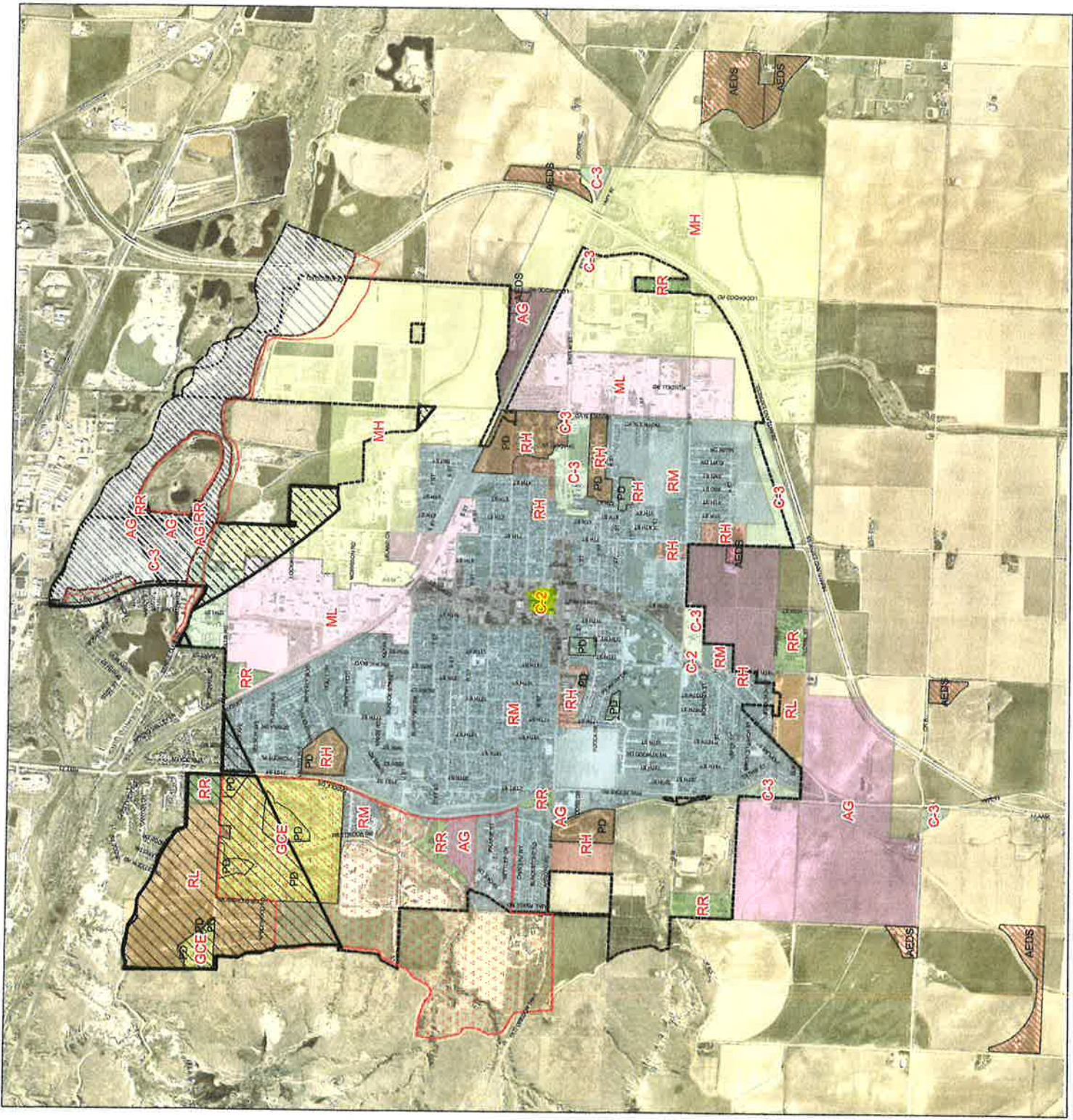
ZONING MAP

Engineering and Mapping Department
 City of Gering

NORTH



LINEAR SCALE (MILES)
 0 0.15 0.30



ARTICLE 3. ZONING DISTRICTS

documented interpretative comparison will be incorporated into the land use schedule accordingly through periodic amendment of these regulations.

3.9.1.G. MINIMUM LOT REQUIREMENTS. No limitation.

3.9.1.H. MINIMUM YARD SETBACK AND SEPARATION REQUIREMENTS.

1. FRONT YARD: No minimum setback provided that where a lot is abutting on property in any Residential District and fronting on the same street, there shall be a minimum front yard of ten (10) feet.
2. REAR YARD: None, except the minimum rear yard abutting a Residential District or residential use shall be ten (10) feet.
3. SIDE YARD: None, except the minimum side yard abutting a Residential District or residential use shall be ten (10) feet.
4. ACCESSORY STRUCTURE LOCATION: The placement of accessory structures is further regulated by Section 5.1.1. of the zoning regulations.

3.9.1.I. MAXIMUM LOT COVERAGE. The maximum lot coverage shall not exceed seventy (70) percent of the total lot area.

3.9.1.J. MAXIMUM HEIGHT. No structure shall exceed thirty-five (35) feet in height.

3.9.2 C-2 CENTRAL BUSINESS DISTRICT

3.9.2.A. INTENT. The intent of the C-2 Central Business District is to provide a commercial area for those establishments serving the general shopping needs of the trade area and in particular, those establishments customarily oriented to the pedestrian shopper. The grouping of uses is intended to strengthen the central business area as the urban center of trade, service, governmental and cultural activities.

3.9.2.B. PERMITTED PRINCIPAL USES. Permitted principal uses are listed in the land use schedule in Section 3.11.

3.9.2.C. PERMITTED ACCESSORY USES. Accessory uses and structures normally appurtenant to the permitted principal uses and permitted conditional uses shall be permitted subject to the parameters of this Ordinance and other applicable regulations and conditions.

3.9.2.D. CONDITIONAL USES. Conditional uses are listed in the land use schedule in Section 3.11. After the provisions of the regulations relating to the conditional use permit process and applicable supplementary district regulations have been fulfilled the City may permit conditional uses identified in the land use schedule with or without additional conditions attached to the permit per Section 2.2.2 of this ordinance.

3.9.2.E. PERFORMANCE STANDARDS. The following regulations shall apply as minimum requirements for all non-residential uses in the C-2 Central Business District.

1. Where a site adjoins or is located across an alley from any Residential District or residential use, a solid wall or fence, vine covered open fence or compact evergreen hedge six (6) feet in height shall be located on the property line common to such districts or uses except in a required front yard.
2. No outdoor or open storage of materials is allowed. Accessory uses such as outdoor eating areas / retail sales displays are allowed but cannot interfere with safe pedestrian and vehicular

ARTICLE 3. ZONING DISTRICTS

movement. Outdoor entertainment uses may be allowed through the issuance of a special event permit or Conditional Use Permit.

3. No use shall be permitted and no process, equipment or materials shall be used which are found to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare, or unsightliness or to involve any hazard of fire or explosion.

3.9.2.F. **PROHIBITED USES.** All other uses which are not specifically permitted or not permissible as conditional uses shall be prohibited unless determined to be a permitted principal, accessory or conditional use via a documented comparative interpretation by the Zoning Administrator or the Board of Zoning Adjustment. Such permitted principal, accessory or conditional use allowed by documented interpretative comparison will be incorporated into the land use schedule accordingly through periodic amendment of these regulations.

3.9.2.G. **MINIMUM LOT REQUIREMENTS.** No Limitations.

3.9.2.H. **MINIMUM YARD REQUIREMENTS.**

1. **FRONT YARD:** No minimum setback provided that where a lot is abutting on property in any Residential District and fronting on the same street, there shall be a minimum front yard of ten (10) feet.
2. **REAR YARD:** None, except the minimum rear yard abutting any Residential District or residential use shall be twenty (20) feet.
3. **SIDE YARD:** None, except the minimum side yard abutting any Residential District or residential use shall be ten (10) feet. Where a lot is abutting on property in a RH Residential High Density District across an alley, there shall be a minimum side yard setback of five (5) feet.
4. **ACCESSORY STRUCTURE LOCATION:** The placement of accessory structures is further regulated by Section 5.1.1. of the zoning regulations.

3.9.2.I. **MAXIMUM LOT COVERAGE.** No limitations.

3.9.2.J. **MAXIMUM HEIGHT.** No structures shall exceed seventy-five (75) feet.

3.9.3. C-3 GENERAL COMMERCIAL DISTRICT

3.9.3.A. **INTENT.** The C-3 District is intended primarily for application to areas along major highways and arterials for the development of higher traffic commercial retail businesses, businesses that cater to the traveling public, and office and/or industrial employment uses carried on entirely indoors that cannot fit the scale and character of the central business district. This district is not intended for industrial uses or commercial service businesses requiring fleets of vehicles, outdoor storage of equipment or product, etc. Commercial businesses primarily engaged in the provision of commercial or industrial services serving residential, commercial and industrial uses should be located in industrial zoning districts.

3.9.3.B. **PERMITTED PRINCIPAL USES.** Permitted principal uses are listed in the land use schedule in 3.11.

3.9.3.C. **PERMITTED ACCESSORY USES.** Accessory uses and structures normally appurtenant to the permitted principal uses and permitted conditional uses shall be permitted subject to the parameters of this Ordinance and other applicable regulations and conditions.

ARTICLE 3. ZONING DISTRICTS

USES	ZONING DISTRICTS										
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MIH	
	AGG / AEDS	RRE	RL	(RM + RMA)	(RHH)	BMC(C-1)	BCB(C-2)	(BHC(C-3) + BFC(C-4) + BEC(C-5))	NL	MH	
AGRICULTURAL											
Agricultural Produce Stand	P	P									
Agricultural Production	P	P									
Agricultural Service	C										
Animal Husbandry	P	P									
Bulk Grain Storage / Grain Elevator	P								P	P	
Feed Lots (1st / 2nd / 3rd Class)	C										
Livestock Auction / Sales Barn										P	
NATURAL RESOURCE											
Gas / Oil Wells	C									C	
Natural Resource Extraction / Processing	C									C	
RESIDENTIAL											
Boarding and Rooming Houses / Bed and Breakfasts	C	P	C	C	C		P				
Convalescent / Nursing / Rest Homes					P						
Group Home					C						
Group Shelters / Transitional Housing					C						
Home Occupation	P	P	P	P	C		C	P			
Independent and Assisted Living Center					P						
Live Work / Loft (Residential / Commercial) Dwelling (not in 1st / ground / basement level)					P		P				
Mobile / Manufactured Home Park											
Multi-Family Dwellings - General					P						
Multi-Family Dwellings - Limited (6 units or less)					P						
Short-term Residential Rental	P	P	P	C	P		P				
Single-Family Dwellings (attached)	P	P	C	C	P		P				
Single-Family Dwellings (detached)	P	P	P	P	P						
Accessory Dwelling Unit	P	P		C	P						
Tiny Homes / Tiny Home Community					P						
Two-Family Dwelling (Duplex)			C	P	P						
CIVIC / PUBLIC ASSEMBLY / SEMI-PUBLIC / UTILITY											
Airports / Landing Strips / Heliports	C							C	C	C	
Cemeteries	C		C	C	C						
Communication Equipment / Structures	C	C			C		P		P	P	
Communication Towers	C	C	C	C	C		C	C	C	C	
Community / Cultural / Educational Facilities	C	C	C	C	C		C	P	P		
Golf Course	C	C	C	C	C						
Government / Public Service Administrative Facilities				C	C		P	P	P	P	
Government / Public Service Yards				C	C		C	P	P	P	
Hospital				C	C		P	P	P	P	
Libraries				C	C		P	P	P	P	
Parks (public / private)	P	P	P	P	P		P	P	P	P	

ARTICLE 3. ZONING DISTRICTS

USES	ZONING DISTRICTS										
	AG AGG / AEDS	RR RRE	RL RL	RM (RM + RMU)	RH (RH/H)	C-1 BN(C-1)	C-2 BC(C-2)	C-3 (BH)(C-3) + +BEC(C-5)	ML ML	MH MH	
Post Offices						C	P	P	P	P	
Public Safety / Emergency Service Facilities	C	C	C	C	C	C	P	P	P	P	
Recreation / Entertainment Facilities - Indoor (public / private)	C	C	C	C	C	P	P	P	P	P	
Recreation / Entertainment Facilities - Outdoor (public / private)	C	C	C	C	C	C	C	C	C	C	
Religious Facilities / Institutions (Churches)	C	C	C	C	C	P	P	P	P	P	
Sports Arenas / Stadiums (within buildings)						C	P	P	P	P	
Theaters / Auditoriums						C	P	P	P	P	
Utility and Service Facilities	C	C	C	C	C	C	C	C	C	C	
Water / Sewage Treatment Facilities	C										
COMMERCIAL / INDUSTRIAL											
Art Galleries											
Automatic Bank Teller Machines - external / stand alone						P	P	P	P	P	
Auto wrecking yard or junk yard only when located inside a building or when wholly enclosed by a well-maintained fence not less than eight (8) feet in height.									C	P	
Banks (with or without drive through or ATM)											
Barber and Beauty Shops						C	P	P	P	P	
Bars / Cocktail Lounges / Drinking Establishments / Nightclubs						P	P	P	P	P	
Bicycle Shops						P	P	P	P	P	
Billiard / Pool Halls											
Bowling Alleys											
Bus Depots / Public Transit Transfer Stations											
Bus / Transit Fleet (storage, repair or service)											
Commercial Retail - stores / shops						P	P	P	P	P	
Commercial Services											
Commercial Services - limited						P	P	P	P	P	
Contractor / Equipment / Vehicle Fleet Yards											
Convenience Stores						C	P	P	P	P	
Day Care - Child Care Centers	C	C			C	P	P	P	C		
Day Care - Family Child Care Home	P	P	P	P	P						
Day Care - Family Child Care Home (24 hours)	C	C	C	C	C						
Exterminators											
Farm Equipment Sales / Display - with or without repair services	C								P	P	
Feed and Seed Stores (enclosed structure only)	C								P	P	
Funeral Homes / Chapels / Mortuaries									P	P	
Garden Supply / Outdoor Nurseries	P					C	P	P	P	P	
Garden Supply Stores - Nurseries limited (enclosed area and container / packaged form)	C					C	C	C	P	P	
Hotels / Motels / Lodging Facilities									P	P	
Household Appliance / Repair Shops						P	P	P	P	P	
Industrial Services											
Kennels - indoor	P								P	P	
Kennels - outdoor	C								C	P	
Laundries / Dry Cleaning - self service or pick-up / drop off activities only						P	P	P	P	P	

ARTICLE 3. ZONING DISTRICTS

USES	ZONING DISTRICTS									
	AG AGG / AEDS	RR RRE	RL RL	RM (RM + RMI)	RH (RWH)	C-1 BNC(C-1)	C-2 BCB(C-2)	C-3 (BHC(C-3) + BFC(C-4) + BCC(C-5))	ML ML	MH MH
Liquor Stores							P			
Manufacturing / Fabrication / Assembly										
Manufacturing / Fabrication / Assembly - limited										
Meat Locker						C				
Meat and poultry packing, slaughtering, eviscerating and skinning; and the rendering of by-products of slaughtering and killing animals or poultry.										
Medical / Health Facilities										
Mini / Self- storage Rental Buildings / Units										
Music / Dance Studios										
New / Used Automobile Sales										
New / Used Automobile Sales with limited repair services										
Office / Office Buildings business and professional										
Parking Lot (stand alone - public or private)										
Parcel Delivery Services										
Pharmacy										
Printing Shops										
Recreational Vehicle Parking Area										
Recreational Vehicle Sales / Service / Rentals / Repair										
Repair Services - Automobile										
Repair Services - Automobile Limited										
Restaurants - Drive-in / Drive-thru										
Restaurants / Cafes										
Retail Stores / Shops										
Service / Gas Stations - Automobile (with or without minor repair services and/or carwash)										
Service / Gas Stations - Automobile Limited										
Storage / Warehouse										
Storage / Warehouse - limited										
Tattoo Parlor / Body Piercing / Permanent Cosmetics and Branding										
Truck Fueling / Repair Services (not including truck / trailer washing facilities)										
Truck Fueling / Repair Services (truck / trailer washing facilities)										
Trucking / Distribution										
Veterinarian or animal hospitals, provided any such building, kennel, or exercise runway is located at least one hundred (100) feet away from any "R" District boundary.	C									