

# FOR SALE:

165 Nebraska Street | Sterling, NE 68443

10,800 SqFt Building | .62 Acres

Price: \$750,000



LISTING AGENT:

Mike Harris

402.413.1253

[Mike@burrowstracts.com](mailto:Mike@burrowstracts.com)

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165 Nebraska Street | Sterling, NE 68443



Modern commercial facility built in 2020 offering a flexible layout for retail, warehouse, and outdoor storage use. Designed for efficiency with strong truck access, multiple overhead doors, and functional yard space.

This property is ideal for contractors, distribution, agricultural retail, or a wide range of commercial uses.

(\*\*\*) Not Included with this listing, but can be purchased conjunction with this sale is the South Shed (approximately 1,440 square feet) - Additional \$150,000 & West Shed / Lumber Yard Area (approximately 3,600 square feet) - Additional \$200,000



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## Property Highlights:

Feature	Details	Year Built	2020
Address	165 Nebraska Street, Sterling, NE	Use	Retail / Warehouse
Building Size	10,800 SF	Offering	Real Estate Only
Lot Size	0.62 Acres	Price	\$849,000

- Turnkey commercial facility
- Newer construction (2020)
- Retail + warehouse + yard configuration
- Multiple overhead doors
- Excellent truck access and circulation
- Covered and open storage areas
- Flexible for a wide range of commercial uses

(Note\*\*\* South Shed (approximately 1,440 square feet) - Additional \$150,000 and/or West Shed / Lumber Yard Area (approximately 3,600 square feet) - Additional \$200,000 )

## Virtual Tour:

Scan From Your Phone:



Computer Link:

[Hancock Lumber Virtual Tour](#)

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**Building:**



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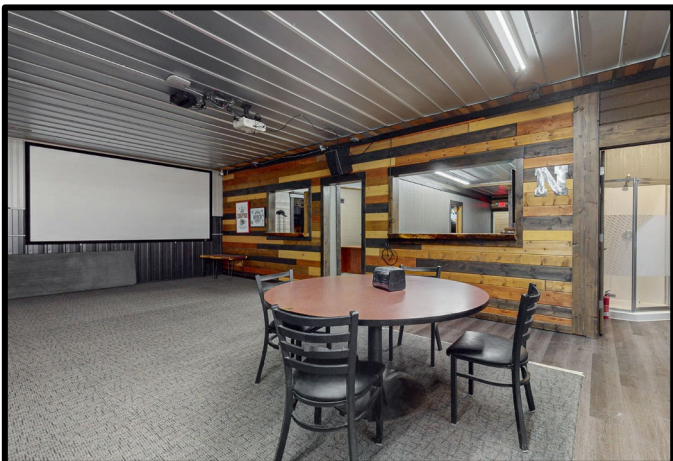
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**Top Floor:**



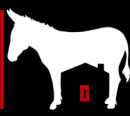
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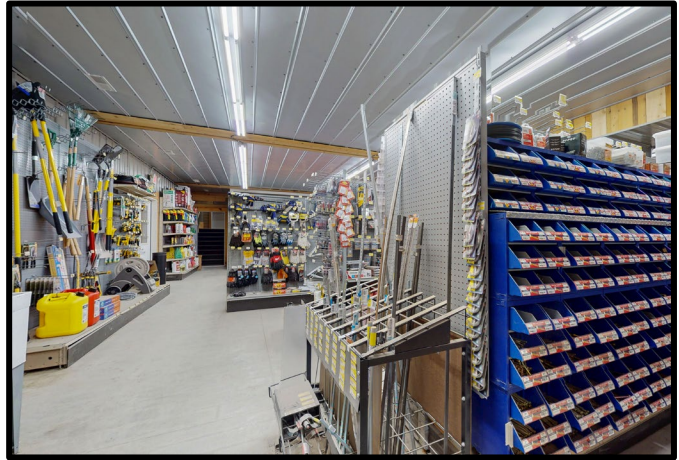
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**Bottom Floor:**



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**Site Location:**



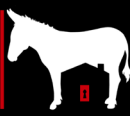
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