



BUILDING FOR SALE

905 KAUK AVE. ALMA, NE 68920



OFFERED AT \$500,000

AgWest Land Brokers offers a prime commercially zoned building in Alma, Nebraska, near Highway 183. The 54'x77' facility on a 200'x100' lot includes four large overhead doors, making it suitable for businesses, RV and boat storage, or investment opportunities. Features include:

- Heating and air conditioning
- LED lighting
- 11,000-pound vehicle lift
- Full-length floor drain
- Work benches with storage
- Ceiling fans
- Multiple electrical outlets
- Outdoor storage space
- Smart thermostat



ROSS POYSER

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Legal Description: Lot 4, Lot 5, and North 50' of Lot 6, Block 3 Kauk Meyer Addition

Property Taxes: \$2,198.26

Property Directions: When entering Alma on Highway 183, turn east onto 10th Street, travel one block then turn south on Kauk Ave for a ½ block. The property is to the west.

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