

**League Builders Supply Property  
Benkelman, Nebraska**

**Location**

Benkelman, population 953, is the county seat of Dundy County, and is located on U.S. Highway 34, approximately three hours east of Denver International Airport. The property offered for sale fronts on Chief Street, Benkelman's main drag. The property consists of five city lots, improved, and containing a total of 17,500 square feet.

**Property Description**

Building improvements include a 3,275 square foot masonry showroom with attached 930 square foot masonry office. In addition to near-new roofs, these improvements have received generally good care and maintenance and are in nice condition. In addition, there is also a lumber storage shed in poor condition. Site improvements include chain link perimeter fencing, and city sewer and water service.

**Zoning**

The property is in the Downtown Commercial District as defined and regulated by the City of Benkelman zoning ordinance.

**Real Estate Taxes**

The 2017 real estate taxes on the property were \$521.<sup>30</sup>

**Price**

\$ 50,000

The preceding information has been furnished to Johnston Real Estate by independent sources (e.g. owner, County Assessor). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the premises, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

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