

COMMERCIAL PROPERTY FOR SALE



Broken Bow Kennels

Your next business venture awaits!

This well-maintained building, currently used for a small animal kennel, offers a fantastic opportunity for entrepreneurs in the pet care industry. Located just a few minutes from the town of Broken Bow in Central Nebraska, this property offers a spacious one-acre lot for expansion opportunities!

NEW PRICE! - \$199,000

LISTING AGENT:



Bonnie Downing, ARA

BONNIE DOWNING

C: 308.530.0083

E: BDowning@AgriAffiliates.com

*Brad Atkins, Bryan Danburg, Dave Masek, Faith Correll, Don Walker,
Bruce Dodson, Chase Dodson, D.J. Lunkwitz, Kent Richter,
Mike Polk, Bart Woodward*

View Full Brochure
& Listing



Offered exclusively by:

AGRI AFFILIATES

Broken Bow, NE • AgriAffiliates.com • 308.872.1323

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

COMMERCIAL PROPERTY DETAILS

LEGAL DESCRIPTION: Tract lying South 225 ft. of the West 280 ft. of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 17 North, Range 20 West of the 6th PM in Custer County, Nebraska.

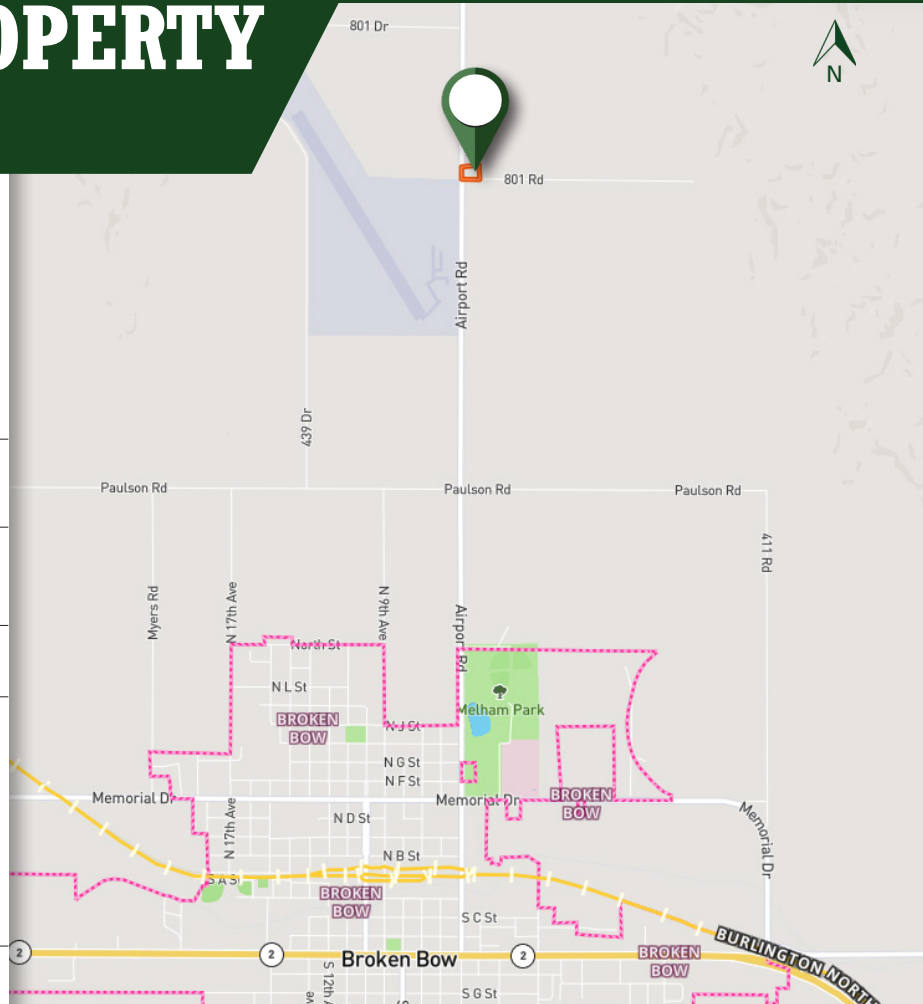
PROPERTY ADDRESS: 44003 Road 801
Broken Bow, NE 68822

TAXES: 2024 Real estate taxes due in 2025: \$517.70

YEAR BUILT: 1970

BUILDING SIZE: 2,010 sq. ft. with spacious office, laundry room, grooming area, bathing room, mechanical room, restroom, and indoor kennel/holding area.

LOT SIZE: 1 acre



OTHER BUILDINGS & SITE INFO:

- 288 sq. ft. Utility Building, built in 2020.
- 3 Fenced areas, each 2,430 sq. ft.

LOCATION:

From Broken Bow, approximately 2½ miles north on North 5th Ave/Airport Road. Property will be on the East side of road way on the corner of Road 801 and Airport Road .

NEW PRICE!
PRICE: ~~\$249,000~~
\$199,000

- Newly completed siding & roof (2025).
- Newer air conditioning unit within last few years.
- Equipment included in the sale: *Owned office furniture, kennel and grooming equipment, washer/dryer, and refrigerator.*
- Three outdoor, fenced kennel runs at 2,430 sq. ft. each.
- Indoor Kennels: 8 small (3'x4'), 12 medium (4'x5'), and 6 large (4'x6').

FACILITY INTERIOR

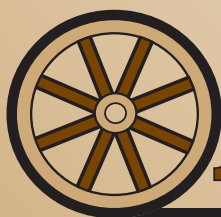


NEW PRICE
\$199,000



A unique opportunity!

Own a thriving business location in a desirable area. The existing infrastructure and thoughtful design make it ideal for a kennel, veterinary clinic, grooming salon or other pet-related business. The spacious outdoor areas offer plenty of room for expansion.



AGRI AFFILIATES

Helping Clients Achieve Their Real Estate Goals

Broken Bow, NE • **AgriAffiliates.com** • 308.872.1323