

COMMERCIAL BUILDING  
**FOR SALE**



PROPERTY: Commercial Building with U.S. Postal Service Lease  
LOCATION: 106 S. 2nd Street, Battle Creek, Nebraska  
LEGAL: S. 102 ft. of Lot 7 & 8, Original Town of Battle Creek,  
Madison County, Nebraska  
ASKING PRICE: \$110,000  
BLDG.SIZE: 2,376 sq. ft. includes set-back of front entrance  
LOT: 102' x 132'  
R.E.TAXES: \$1,152.50  
LEASE: \$1,000 per month thru 2/28/2022. Leasee pays utilities,  
sewer, water, trash removal & snow removal

INFORMATION HEREIN BELIEVED ACCURATE BUT NOT WARRANTED

**ELKHORN VALLEY REAL ESTATE**

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