

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! - \$225,000

LISTING AGENT:



Bonnie Downing, ARA

BONNIE DOWNING

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View Full Brochure
& Listing



Offered exclusively by:

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Providing Farm & Ranch Real Estate Services

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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:

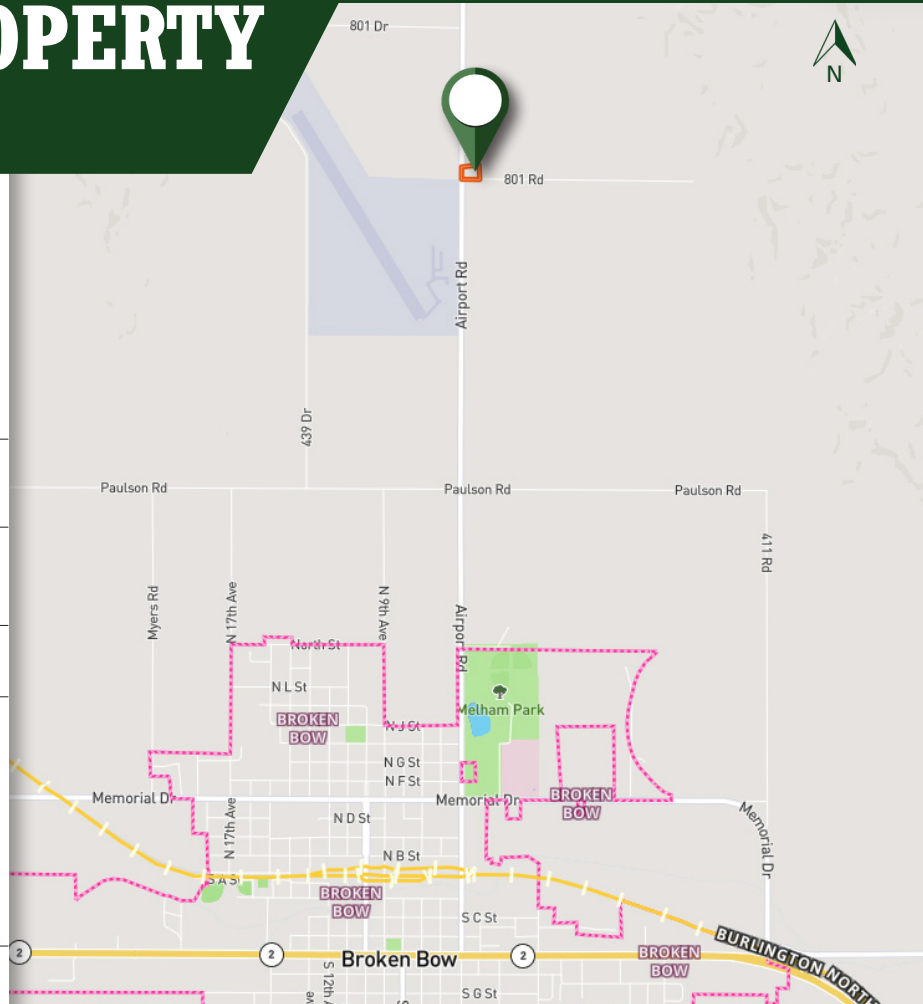
1970

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~~

\$225,000

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- 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

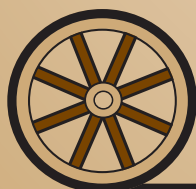


NEW PRICE
\$225,000



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.



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