



For Sale – Parcel #930122305, York County, NE
3.23 Acres in City of York
\$1,250,000

Lots 5-8 Pt Lots 4 & 9 E & W of RR Row & Vac Oak St Blk 12 & All Blk 19 E & W of RR Row & All Vac Alley Adj Hillside Add City of York

Includes: 506 W Nobes Rd., 520 W Nobes Rd., 526 W Nobes Rd., 835 Kingsley Ave., and 823 Kingsley Ave.
3.23 Acres per County Assessor

Improvements consist of six commercial service/industrial warehouse type buildings and associated site improvements. All buildings are constructed on concrete footings with concrete slab floors. Includes 3 semi-trailers used for storage.

Current Taxes: \$6,233.72 (2023)
Zoned Commercial

Building A – 506 W Nobes Rd., built 1968

96 ft by 120 ft, total area of 11,520 square feet, currently rented as shop space and storage

The building is constructed with wood, post and skeletal frame. Exterior is corrugated galvanized steel. Walls extend an average of 14 feet. Access is through multiple overhead garage and steel walk-in doors. There are 2 bathrooms with 2 fixtures each. The main roof is a half-round open steel truss structure with galvanized metal roof cover. Lean-to areas are frame, shed type roofs with galvanized metal roof cover.

The interior is divided into 9 separate areas by plywood walls. Some areas have plywood ceilings. The building is insulated with batt type insulation. Some units are heated by gas furnace or hanging gas heaters. One unit has air conditioning and divided office areas. All units have electrical service, one has a 220v outlet. There are approximately 7,500 square feet of concrete parking and drive associated with this building.

Building B – 520 W Nobes Rd., built 1971

40 ft by 160 ft, total area of 6,400 square feet, currently rented as shop space, storage and retail

The building is constructed with wood, post and skeletal frame. Exterior is corrugated galvanized steel. Walls extend an average of 14 feet. Access is through multiple overhead, sliding and steel walk-in doors. There are 2 bathrooms with 2 fixtures each, and floor drain pits. The roof is gabled wood truss structure with galvanized metal roof cover.

The interior is divided into 3 separate areas by plywood walls. Some areas have plywood ceilings. The building is insulated with batt type insulation. Units are heated by gas furnaces and hanging gas heaters. One unit has air conditioning and two units have divided office areas. All units have electrical service. There are approximately 1,600 square feet of concrete parking and drive associated with this building.

Building C – 526 W Nobes Rd., built mid-1970s

48 ft by 96 ft, total area of 4,608 square feet, currently rented as shop space and storage

The building is constructed footings with a pre-engineered steel frame. Exterior is corrugated galvanized steel. Walls extend an average of 16 feet. Access is through overhead garage doors and steel walk-in doors. There is 1 bathroom with 2 fixtures. The roof is a flat, open steel beam structure with galvanized metal roof cover.

The interior is divided into 2 separate but connected areas. The building is insulated with batt type insulation. Units are heated by hanging gas heaters. Building has 3-phase electrical service and is on city water. Fourteen foot overhead doors will accommodate semi tractors with pipes. There are approximately 2,000 square feet of concrete parking and drive associated with this building.

Building D – 835 Kingsley Ave., built 1992

58 ft by 72 ft, total area of 4,176 square feet, currently rented as storage

The building is constructed with wood, post and skeletal frame. Exterior is corrugated galvanized steel. Walls extend an average of 16 feet. There are multiple overhead garage doors and steel walk-in doors. There is 1 bathroom with 2 fixtures, and floor drain pits. The roof is gabled wood truss structure with galvanized metal cover.

The interior is divided into 2 separate but connected areas. East side is heated by hanging gas heater with insulated ceiling and walls. West side is uninsulated. Fourteen foot overhead doors will accommodate semi-tractors with pipes. The building has electrical service and exterior outlets allow 2 trucks to plug-in.

Building E – 823 Kingsley Ave., moved on-site early-1970's, addition built 1982

40 ft by 50 ft, total area of 2,000 square feet, currently rented as storage

The building is a barn with loft and single-story addition. It is constructed with wood, post and skeletal frame. Exterior is wood and corrugated galvanized steel. Walls extend an average of 14 feet on the addition and 16 feet on the barn. Access is through multiple overhead and hinged doors. The roof is a gabled barn roof structure with galvanized metal roof cover, and the addition has an open steel truss system shed type roof with metal cover.

The interior consists of 2 separate areas. Both units have electrical service but no heat or plumbing. There are approximately 2,280 square feet of concrete parking and drive associated with this building.

Building F – 823 Kingsley Ave., built early 1970s with additions in late-1980s and early-1990s

66 ft by 142 ft, total area of 9,372 square feet, currently rented as shop space and storage

The building is constructed with wood, post and skeletal frame. Exterior is corrugated galvanized steel. Walls extend an average of 12 feet. There are multiple overhead, sliding and steel walk-in doors. The roof is a gabled wood and open steel truss, shed type structure with galvanized metal roof cover.

The interior is divided into 9 separate areas by plywood walls. Some units have plywood ceilings. The building is insulated with batt type insulation. It has 3-phase electrical service and multiple 220v outlets. There is no plumbing. Some units are heated by hanging gas heaters. There are approximately 720 square feet of concrete parking and drive associated with this building.