

Todd Realty
402-494-3075

Prepared for:
Buyer
 April 18, 2008

Prepared by:
Todd Realty Broker
 /



Address: **740 21st w**
So. Sioux City, NE 68776

List Price: **\$399,000**
 Listing #: **0702832**

Style:
 Ownership:

Status: **Active**
 MLS Area: **Nebraska**

Total Bdrms:
 Total Baths:

Perfect for light mnfcturing, small truck line, distribution, etc. 2800 sq. feet office & 9950 warehouse or mfg.
 Comments **Just off highway 77 bypass with quick access to major highways, airport, etc.**

Commercial Information

Business Type: **Manufacturing**
 Business for:
 Trade/Exchange:
 Inventory:
 Fixed Equip Incl:
 Space for Lease:

Building for: **Yes**
 Year Built: **1974**
 Rent As Is:
 Occupancy: **Owner**
 Stories: **1**
 Ceiling Height: **12**

Exterior: **Other**
 Roof Type: **Metal**
 Heating: **Hot water**
 AC Type: **Central**

Building SqFt: **12797**
 Sq Ft Down:
 Sq Ft Main: **12797**
 Sq Ft 2nd Lvl:
 Sq Ft 3rd Lvl:

Off Street: **30**
 Garage Spaces:
 Overhead Door: **10**
 Dock:

Sq. Foot:
 Land SqFt: **62292**
 Land Assmnt:
 Building:

Elevator:
 Sprinkler:

Rental Per Sq:
 Rental Per Sq:

Mortgage Balance:
 1st Mortgage:
 Pncpl & Int:
 Interest Rate:

Permits:
 Environmental:
 Soil Test:

Sched Oper Income: **Actual**
 Operating Expenses: **Actual**
 Vacancy/Loss: **Vacan**
 Net operating income: **Operat**

Cash Flow Stmt:
 Annual Prop. Op. Data:
 Income Op Data:

Commercial Features

Property Information

Acres: **1.43**
 Lot Size: **62,292**
 Frontage Ft.: **160**
 Depth Ft.: **427**

Total Taxes: **00**
 Tax
 Tax Year:
 Assmts:

Elem Sch:
 Mdl/JH School:
 Senior High

Water Type: **City**
 Sewer Type: **City**
 Fuel Type: **Natural Gas**

Region:
 S-T-R: --

Flood: **Not Required**
 Zoning:

Possession:
 Terms:

Plat:
 Parcel: **220132364**

Abstract Loc.:
 Assessed

Latitude:
 Longitude:

Legal **Lot 1, Pacific Silver Addition**

Property Features

Pictures

