

# 6.50% Cap Rate - Verizon National Tenant

## 125 E 4th St, York, NE 68467



Listing ID: 30664970  
Status: Active  
Property Type: Retail-Commercial For Sale  
Retail-Commercial Type: Mixed Use, Retail-Pad  
Size: 3,600 SF  
Sale Price: \$575,000  
Unit Price: \$159.72 PSF  
Sale Terms: Cash to Seller



### Overview/Comments

Building in York, Nebraska for sale with Verizon as tenant.

Property has two tenants and is fully leased.

### More Information Online

<http://nhscommercial.catylist.com/listing/30664970>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	930011562	Usable Size (USF):	3,600 SF
Retail-Commercial Type:	Mixed Use, Retail-Pad, Street Retail, Other	Land Area:	3,600 SF
Property Use Type:	Investment	Sale Terms:	Cash to Seller
Building/Unit Size (RSF):	3,600 SF	Cap Rate:	6.5%

### Area & Location

Retail Clientele:	General	Largest Nearby Street:	N Lincoln Ave
Property Located Between:	N Lincoln Ave and N Grant Ave	Highway Access:	Hwy 81
Property Visibility:	Excellent		

### Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Property Condition:	Good	Passenger Elevators:	0
Year Built:	1920	Freight Elevators:	0
Total Parking Spaces:	8	Sprinklers:	None

### Land Related

Water Service:	Municipal
Sewer Type:	Municipal
Legal Description:	Lot 17 BLK 68 OT City of York

### Financials

Finance Data Year:	2020
Real Estate Taxes - Annual(\$):	\$1,881 (Annual)

### Location

Address: 125 E 4th St, York, NE 68467  
County: York  
MSA: Grand Island



### Property Images



20201103\_142448



20201103\_142450



20201103\_164742



20201103\_164802



125 E 4TH



125 e 4TH-1



125 e 4TH-2



125 e 4TH-3



125 e 4TH-4



125 e 4TH-5



125 e 4TH-6



125 e 4TH-8



125 e 4TH-7

## Property Contacts



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