



# FOR SALE

## COMMERCIAL PROPERTY

712 MAIN STREET, ALMA, NE 68920

OFFERED AT: **\$ 250,000**

PROPERTY TAXES: \$1,198.54



**ROSS POYSER**  
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Don't miss out on the opportunity to own this historic building in downtown Alma! This building was constructed in 1905 but has had many recent upgrades. This building's main floor boasts 3,669 square feet of retail space as well as 1,340 square feet of storage space. Storage includes a newer built, steel building on the rear of the property that measures 40 feet by 23 feet, large enough for a boat or RV storage. The main floor has many upgrades including new ceilings and HVAC ductwork for the newer central air system. The basement provides abundant space for extra storage. The upper level contains multiple rooms with great views and endless opportunities. Currently, there is a month-to-month lease. This property is a must-see to really appreciate its beauty!

Alma is located right next to the Harlan County Reservoir, attracting more than 500,000 visitors annually from around the country with year-round recreational opportunities.



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