



For Sale on Market

\$160,000

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GENERAL DESCRIPTION

Subdivision: City Of Schulenburg 497

Property Type: Single-Family

Stories: 2

Style: Other Style

Year Built: 1980

Building Sqft: 2,600 / Appraisal District

Lotsize: 3,100 / Appraisal District

Key Map: 1

MLS# / Area: 12707219 / 69

SINGLE-FAMILY

Opportunity in heart of downtown Schulenburg, corner lot across from local police dept. Property boasts expansive 2,600 SF bldg, designed to accommodate variety of businesses. Main section offers flexible space ideal for retail/office use. Former electrical contractor's site & previously Sears store, high visibility location w/foot traffic, ready to attract customers & clients. Back warehouse w/mezzanine for add'l storage. Ideal for contractors or distribution businesses. Side door for easy loading/access. Downtown area that continues to grow with new businesses & restaurants, this property represents an opportunity for both new & established business owners. Potential uses for this versatile space. E-commerce Retailers, Contractors & Trade, Manufacturers, Distribution Companies, Service Providers, Start-ups, Catering Operations, Creative Enterprises, Health & Wellness Providers, Logistics and Freight Companies



Presented By
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Visit <https://www.har.com/12707219> for more information