

Helberg and Nuss Auctions & Realty

1145 M Street, Gering, Nebraska 69341



OWNER: Barbara J. Minge

PRICE: \$650,000.00.

ADDRESS: 1070 J Street,
Gering, Nebraska.

LEGAL DESCRIPTION: Lot 6, Block 1, Oregon Trail Park Addition to Gering, Nebraska.

2020 REAL ESTATE TAXES: \$6,516.94.

ZONING: C2-Central Business District.

LOT SIZE: 149.97' x 221.18'.

The property has excellent location and accessibility just west of 10th Street in Gering on a very visible corner lot with room to grow. The high peak roof adds to the visual appeal of the building. The building is a 2017 B&C Steel structure with full concrete floor. Component quality and excellent workmanship are evident throughout the structure. The main part of the structure is 60' x 100' with a south exposure 7' x 11' double entry. The main building area is insulated and well lighted. The interior has 10' and 8' metal sheeting. Other features of the main part of the structure are as follows:

- 1) Two 12' wide by 14' high overhead doors with openers,
- 2) All electric in conduit with 17 four plug outlets,
- 3) Nine 4' x 3' windows,
- 4) 10' overhead door with opener connecting the main part of building with north 5 bay storage area.
- 5) 8 walk in doors,
- 6) Gutters and downspouts plus a hydrant at southwest corner.
- 7) The south concrete apron is 104' x 30'.
- 8) The building has restroom hookups in place, and there are two breaker boxes that would allow split service between the east and west ends.
- 9) The north 5 bay portion of the building measures 25' x 60'. This area has five 10' overhead doors. One door has an opener, and there is overhead door with opener connecting to the main part of the building to the south. The north part of the building has a 10' x 60' concrete apron for approach.

The above information is from sources deemed reliable, but is not guaranteed. Prospective buyers should personally verify any items in question. Helberg and Nuss Auctions & Realty, and its agents are agents of, and are representing the seller.

PLAT MAP MINGE PROPERTY

FINAL PLAT

LOT 6, BLOCK 1, OREGON TRAIL PARK ADDITION,

A REPLAT OF LOT 3 BLOCK 1, OREGON TRAIL PARK ADDITION, A REPLAT OF LOT 1, BLOCK 1, OREGON TRAIL PARK ADDITION,
AND PART OF LOT 5, BLOCK 1, OREGON TRAIL PARK ADDITION, A REPLAT OF LOTS 1 AND 2, BLOCK 1, OREGON TRAIL PARK ADDITION
AND REPLAT OF PART OF "J" STREET, BLOCK 1, SUBDIVISION OF BLOCK 2, OREGON TRAIL PARK ADDITION



ARTICLE 3. ZONING DISTRICTS

P - Permitted Use by Right
C- Conditional Use

| USES | ZONING DISTRICTS | | | | | |
|---|------------------|-------------------|-------------------|-------------------------------------|----|----|
| | RH (RMH) | C-1 (MNC(C-1)) | C-2 (BCB(C-2)) | C-3 (BHC(C-3)+BTS(C-4)+BEC(C-5)) | ML | MH |
| AGRICULTURAL | | | | | | |
| Agricultural Produce Stand | | | | | | |
| Agricultural Production | | | | | | |
| Agricultural Service | | | | | | |
| Animal Husbandry | | | | | | |
| Bulk Grain Storage / Grain Elevator | | | | | P | P |
| Feed Lots (1st / 2nd / 3rd Class) | | | | | | C |
| Livestock Auction / Sales Barn | | | | | | P |
| NATURAL RESOURCE | | | | | | |
| Gas / Oil Wells | | | | | | C |
| Natural Resource Extraction / Processing | | | | | | C |
| RESIDENTIAL | | | | | | |
| Boarding and Rooming Houses / Bed and Breakfasts | C | | P | | | |
| Convalescent / Nursing / Rest Homes | P | P | | | | |
| Group Home | C | | | | | |
| Group Shelters / Transitional Housing | C | | C | P | | |
| Home Occupation | P | | | | | |
| Independent and Assisted Living Center | P | P | | | | |
| Live Work / Loft (Residential / Commercial) Dwelling (not in 1st / ground / basement level) | | P | P | | | |
| Mobile / Manufactured Home Park | P | | | | | |
| Multi-Family Dwellings - General | P | | | | | |
| Multi-Family Dwellings - Limited (6 units or less) | P | | | | | |
| Short-term Residential Rental | P | P | P | | | |
| Single-Family Dwellings (attached) | P | P | P | | | |
| Single-Family Dwellings (detached) | P | | | | | |
| Accessory Dwelling Unit | P | | | | | |
| Tiny Homes / Tiny Home Community | P | | | | | |
| Two-Family Dwelling (Duplex) | P | | | | | |
| CIVIC / PUBLIC ASSEMBLY / SEMI-PUBLIC / UTILITY | | | | | | |
| Airports / Landing Strips / Heliports | | | | C | C | C |
| Cemetaries | C | | | | | |
| Communication Equipment / Structures | C | C | P | P | P | P |
| Communication Towers | C | C | C | C | C | C |
| Community / Cultural / Educational Facilities | C | C | C | P | P | |
| Golf Course | C | | | | | |
| Government / Public Service Administrative Facilities | C | P | P | P | | |
| Government / Public Service Yards | | C | C | P | P | P |
| Hospital | C | P | P | P | | |
| Libraries | C | P | P | P | | |
| Parks (public / private) | P | P | P | P | P | P |

05/21/2020

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|--|------------------|-------------------|-------------------|-------------------------------------|----|----|
| | RH (RMH) | C-1 (BMC(C-1)) | C-2 (BCB(C-2)) | C-3 (BHC(C-3)+BTS(C-4)+BEC(C-5)) | ML | MH |
| Post Offices | | C | P | P | P | P |
| Public Safety / Emergency Service Facilities | C | C | P | P | P | P |
| Recreation / Entertainment Facilities - Indoor (public / private) | C | P | P | P | C | |
| Recreation / Entertainment Facilities - Outdoor (public / private) | C | C | C | P | C | |
| Religious Facilities / Institutions (Churches) | C | P | P | P | | |
| Sports Arenas / Stadiums (within buildings) | | | C | P | P | |
| Theaters / Auditoriums | | C | P | P | P | |
| Utility and Service Facilities | C | C | C | P | P | P |
| Water / Sewage Treatment Facilities | | | | | P | P |
| COMMERCIAL / INDUSTRIAL | | | | | | |
| Art Galleries | | P | P | P | P | |
| Automatic Bank Teller Machines - external / stand alone | | C | C | P | P | P |
| Auto wrecking yard or junk yard only when located inside a building or when wholly enclosed by a well-maintained fence not less than eight (8) feet in height. | | | | | C | P |
| Banks (with or without drive through or ATM) | | C | P | P | P | |
| Barber and Beauty Shops | | P | P | P | P | |
| Bars / Cocktail Lounges / Drinking Establishments / Nightclubs | | | P | P | P | |
| Bicycle Shops | | P | P | P | P | |
| Billiard / Pool Halls | | | P | P | P | |
| Bowling Alleys | | | P | P | P | |
| Bus Depots / Public Transit Transfer Stations | | | P | P | P | P |
| Bus / Transit Fleet (storage, repair or service) | | | | | P | P |
| Commercial Retail - stores / shops | | P | P | P | P | P |
| Commercial Services | | | | P | P | P |
| Commercial Services - limited | | P | P | P | P | P |
| Contractor / Equipment / Vehicle Fleet Yards | | | | | P | P |
| Convenience Stores | | C | P | P | P | P |
| Day Care - Child Care Centers | C | P | P | P | C | |
| Day Care - Family Child Care Home | P | | | | | |
| Day Care - Family Child Care Home (24 hours) | C | | | | | |
| Exterminators | | | | P | P | P |
| Farm Equipment Sales / Display - with or without repair services | | | | P | P | P |
| Feed and Seed Stores (enclosed structure only) | | | | P | P | P |
| Funeral Homes / Chapels / Mortuaries | | C | P | P | P | |
| Garden Supply / Outdoor Nurseries | | | | P | P | |
| Garden Supply Stores - Nurseries limited (enclosed area and container / packaged form) | | C | C | P | P | |
| Hotels / Motels / Lodging Facilities | | | P | P | P | |
| Household Appliance / Repair Shops | | P | P | P | P | |
| Industrial Services | | | | | P | P |
| Kennels - indoor | | | | P | P | P |
| Kennels - outdoor | | | | C | P | P |
| Laundries / Dry Cleaning - self service or pick-up / drop-off activities only | | P | P | P | P | P |

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| Liquor Stores | | | P | P | P | |
| Manufacturing / Fabrication / Assembly | | | | | P | P |
| Manufacturing / Fabrication / Assembly - limited | | C | C | P | P | P |
| Meat Locker | | | | P | P | P |
| Meat and poultry packing, slaughtering, eviscerating and skinning; and the rendering of by-products of slaughtering and killing animals or poultry. | | | | | | P |
| Medical / Health Facilities | | P | P | P | P | |
| Mini / Self- storage Rental Buildings / Units | | | | C | P | P |
| Music / Dance Studios | C | P | P | P | P | |
| New / Used Automobile Sales | | | C | P | P | P |
| New / Used Automobile Sales with limited repair services | | | | P | P | P |
| Office / Office Buildings business and professional | | P | P | P | P | P |
| Parking Lot (stand alone - public or private) | | P | P | P | P | P |
| Parcel Delivery Services | | | P | P | P | P |
| Pharmacy | | C | P | P | P | |
| Printing Shops | | | P | P | P | P |
| Recreational Vehicle Parking Area | | | | P | P | P |
| Recreational Vehicle Sales / Service / Rentals / Repair | | | | P | P | P |
| Repair Services - Automobile | | | | P | P | P |
| Repair Services - Automobile Limited | | | C | P | P | P |
| Restaurants - Drive-in / Drive-thru | | | C | P | P | |
| Restaurants / Cafes | | P | P | P | P | |
| Retail Stores / Shops | | P | P | P | P | |
| Service / Gas Stations - Automobile (with or without minor repair services and/or carwash) | | | C | P | P | P |
| Service / Gas Stations - Automobile Limited | | C | P | P | P | P |
| Tattoo Parlor / Body Piercing / Permanent Cosmetics and Branding | | | P | P | P | P |
| Truck Fueling / Repair Services (not including truck / trailer washing facilities) | | | | P | P | P |
| Truck Fueling / Repair Services (truck / trailer washing facilities) | | | | | P | P |
| Trucking / Distribution | | | | | P | P |
| Veterinarian or animal hospitals, provided any such building, kennel, or exercise runway is located at least one hundred (100) feet away from any "R" District boundary. | | | | P | P | |
| Wholesale / Storage / Warehouse | | | | | P | P |
| Storage / Warehouse - limited | | P | P | P | P | P |

Photos



Photos



Photos



Photos



Photos

