

Former Retail Floral Shop

107 E 2nd St. | Laurel, NE | US | Cedar County

Available SF: 3,196 | Lease Terms: Negotiable | Sale Price: \$89,500



Property and Area Description

This building has undergone extensive renovations and is now ready for any business that could thrive in Laurel, NE. It features a new Duro-Last roof with a 20-year warranty, all new front show windows, a renovated bathroom, a new water heater, a new exterior back door, updated sales floor lighting, epoxy floors, and a new Trane gas furnace. The building was formerly a flower shop, but the cooler and work counters have been removed, opening up the entire front area for your creative vision. Don't miss out on this opportunity—make Laurel your business home today!

Building Type:	Retail
Available SF:	3,196
Total SF:	3,196
Number of Stories:	1
Ceiling Peak:	20' Ft.
Ceiling Eaves:	12' Ft.
Expandable:	Unknown
Zoning:	Business District, Retail
Site Size:	25'x100' Acres
Year Built:	Unknown
Former Use:	Florist and gift shop
Specialty Features:	Freezer/Cooler
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Other
Floor Type:	Concrete-Reinforced
Sale Price:	\$89,500
Sale Price Note:	Negotiable
Lease Terms:	Negotiable
Lease Rate Note:	Negotiable
Last Updated:	Dec 19, 2024

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 20 (.25 miles mi.)

Nearest Interstate: I29 (45 miles mi.)

Ingress/Egress Notes: n/a

Nearest Airport: Wayne, NE (14 miles mi.)

Nearest Commercial Airport: Sioux Gateway Airport (50 miles mi.)

Distance to Mass Transit: Cedar County Transit

Rail Served: No

Rail Served By: BNSF Railway

Rail Accessible: No

Rail Infrastructure in Place: No

Rail Contact: John Rider

Rail Contact Phone: 913-551-4148

Rail Contact Email: john.rider@bnsf.com

Short Line Contact: John Rider

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Short Line Contact Email: john.rider@bnsf.com

Economic Development Contact

Daniel Kuhlman

City of Laurel Economic Development

302 E. 2nd St.

Laurel, NE 68745

(402) 256-9614 | dkuhlman@laurelne.com

Realtor/Owner Contact

Wendi Schutte

Farmers National Co.

402-518-0115 | wschutte@farmersnational.com

Utilities

Electric: City of Laurel

Natural Gas: Black Hills Energy

Water: City of Laurel

Sewer: City of Laurel

Telecommunications: Fastwyre Broadband

Daniel Kuhlman | City Administrator - EDC | City of Laurel
302 E. 2nd Street | Laurel, NE 68745 | dkuhlman@laurelne.com