

## Retail Floral Shop

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

Available SF: 3,196 | Lease Terms: Negotiable | Sale Price: \$150,000



## Property and Area Description

2 commercial buildings in Laurel NE on Main St. They are connected and have an interior doorway. The west building has held a successful flower shop in the past and the East building has so much potential. Up front in the East building there is a courtyard, inside the front is heated and cooled with a large back room. It is possible to add a bathroom fixtures as the plumbing is ready to go. Many updates have recently been made, making this ready to go for you, a new roof, insulated ceiling, new sewer lines. (Lot 14 & Lot 15, Block 5)

## 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

**Short Line Contact Phone:** 913-551-4148

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

## Utilities

**Electric:** City of Laurel

**Natural Gas:** Black Hills Energy

**Water:** City of Laurel

**Sewer:** City of Laurel

**Telecommunications:** Fastwyre Broadband

<b>Building Type:</b>	Retail
<b>Available SF:</b>	3,196
<b>Total SF:</b>	3,196
<b>Number of Stories:</b>	1
<b>Ceiling Peak:</b>	20' Ft.
<b>Ceiling Eaves:</b>	12' Ft.
<b>Expandable:</b>	Unknown
<b>Zoning:</b>	Business District, Retail
<b>Site Size:</b>	Lot for both is 50' x 100'; or 25'x100' separately Acres
<b>Year Built:</b>	Unknown
<b>Former Use:</b>	Florist and gift shop
<b>Specialty Features:</b>	Freezer/Cooler
<b>Can Subdivide:</b>	Yes
<b>Within City Limits:</b>	Yes
<b>Construction Type:</b>	Other
<b>Floor Type:</b>	Concrete-Reinforced
<b>Sale Price:</b>	\$150,000
<b>Sale Price Note:</b>	Negotiable
<b>Lease Terms:</b>	Negotiable
<b>Lease Rate Note:</b>	Negotiable
<b>Last Updated:</b>	May 1, 2024

## **Economic Development Contact**

**Daniel Kuhlman**

City of Laurel Economic Development

302 E. 2nd St.

Laurel, NE 68745

(402) 256-9614 | [dkuhlman@laurelne.com](mailto:dkuhlman@laurelne.com)

## **Realtor/Owner Contact**

**Tami White**

Berkshire Hathaway Home Services

(402) 613-1278 | [tami.white@bhhsamb.com](mailto:tami.white@bhhsamb.com)

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**Daniel Kuhlman | Economic Development Coordinator | City of Laurel**  
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