

# FOR SALE COMMERCIAL PROPERTY



36154 ENTERPRISE ROAD | TRENTON, NE



HITCHCOCK07

AgWest Land Brokers is pleased to present an exceptional commercial property located adjacent to Swanson Reservoir. This prime location offers excellent frontage and features a 60'x130' steel building that is less than 10 years old. With 6,000 sq. ft. of shop space and 1,800 sq. ft. of office space, this property is ready for your business with ample room for expansion. The lot covers a total of 5.97 acres, with plenty of space to park equipment, and includes its own private well that was drilled in 2014. In the summer of 2023, the office had a new A/C unit installed.

**Real Estate Taxes - \$2,707.62**



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# PROPERTY DETAILS

The shop itself is equipped with four 14'x14' overhead doors, each providing access to the full depth of the building. The shop is also fitted with 3-phase electrical with 230V plugs conveniently positioned to ensure you have the necessary power within reach. Air lines are conveniently located throughout the shop, providing easy access to hose reels and air sources to get the job done quickly.



The air compressor is mounted in a metal storage unit on the north end of the shop, minimizing the noise and ensuring you have the air you need without hearing it run all day. The shop is kept at the optimal working temperature with two overhead propane tube heaters, allowing for year-round productivity. A floor drain is installed in the north overhead to assist with clean-up jobs. There is a dedicated restroom available for shop use. Wi-Fi is also accessible throughout the shop.





The 1,800 sq. ft. office space provides a welcoming reception area, small kitchen, and bathroom. Two well-sized offices and a conference room can be found down the hallway. The offices are spacious and provide ample room to work. The conference room is equipped with hookups for a TV and a large conference table for meetings or discussions with customers.



The entire office space is wired with fiber optic cable for high-speed internet and better connectivity, ensuring you can have those important Zoom calls or quickly look up business needs online.



This property is the perfect turnkey solution for any business looking for a great frontage location. It's ideal for a boat or RV dealership, service shop, seed dealership, or chemical business, just to name a few. The buyer will receive full possession at closing, guaranteeing a smooth transition to get your business up and running quickly. Don't miss out on this fantastic opportunity!



From the US-34 Highway 25 Intersection in Trenton, Nebraska travel 3.1 miles west on US-34W. Turn right onto Ventures Way. The property will be on the right, off of Enterprise Road.

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