

219 MAIN ST CHADRON, NE-3 UNIT COMMERCIAL
BUILDING
219 MAIN ST
Chadron, NE 69337

\$210,000
0.12± Acres
Dawes County



219 MAIN ST CHADRON, NE-3 UNIT COMMERCIAL BUILDING
Chadron, NE / Dawes County

SUMMARY

Address

219 MAIN ST

City, State Zip

Chadron, NE 69337

County

Dawes County

Type

Commercial

Latitude / Longitude

42.830574 / -103.000666

Taxes (Annually)

\$1,850

Acreage

0.12

Price

\$210,000

Property Website

<https://www.ranchandrecreation.com/property/219-main-st-chadron-ne-3-unit-commercial-building/dawes/nebraska/93370/>



MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

219 MAIN ST CHADRON, NE-3 UNIT COMMERCIAL BUILDING

Chadron, NE / Dawes County

PROPERTY DESCRIPTION

219 Main Street | Chadron, Nebraska

Located in the heart of **historic downtown Chadron**, this charming **three-unit commercial building** offers an outstanding opportunity for investors or owner-operators looking to be part of one of western Nebraska's most vibrant small-town communities. With **all three main-level units currently leased** to long-standing local businesses, this property combines **immediate rental income** with **future development potential**.

Property Overview

This impressive Main Street property has seen extensive updates and modernization while still maintaining its original downtown character. The building features **three distinct commercial units**, providing flexibility for retail, office, or service businesses.

- **Unit 1:** Occupied by *Bloom*, a popular flower and gift shop known for its creative displays, special-occasion arrangements, and loyal customer base.
- **Unit 2:** Leased to *The Cut Hut on Main*, a busy full-service salon with established clientele.
- **Unit 3:** The **north-end storefront** has just been leased out, making all three units generate monthly income.

The main level has seen **major remodeling in 2020**, creating an updated, functional, and visually appealing space for tenants. The **upper level** offers even more upside potential, with room to develop **two residential apartments**—ideal for downtown living or short-term rentals. While these units would require renovation, the **upstairs windows were replaced approximately eight years ago**, providing a head start on restoration.

In **summer 2023**, two **brand-new HVAC systems and rooftop A/C units** were installed, ensuring energy efficiency and comfort throughout the year.

The property sits on a **50' x 100' lot** and features a total of approximately **7,750 sq. ft.** of finished and basement space (per Dawes County records), offering flexibility for storage, retail, or future improvements.

Investment Highlights

- Three separate rental units for multiple income streams
 - Three long-term, established tenants are currently in place
 - Updated infrastructure, including new HVAC (2023) and remodel (2020)
 - Upper level suitable for two potential apartment conversions
 - Strong foot traffic and visibility on Main Street
 - Total building area: approx. 7,750 sq. ft.
 - Lot size: 50' x 100' (5,000 sq. ft.)
 - Zoned commercial – endless possibilities for future use
-

About the Community

MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

Chadron, Nebraska, is a friendly, thriving community that blends **small-town charm with modern amenities**. As the county seat of **Dawes County**, Chadron serves as the commercial and cultural hub of the northern Panhandle. Downtown Chadron is lined with locally owned businesses, boutiques, restaurants, and service providers, making it a lively place to shop, dine, and connect.

The city is also home to **Chadron State College**, which brings a steady flow of students, faculty, and visitors into town, adding to the local economy and creating a vibrant, youthful energy. Outdoor enthusiasts are drawn to the area's beautiful surroundings, including the **Nebraska National Forest, Chadron State Park**, and **Toadstool Geologic Park**—all just minutes away. These natural attractions make Chadron a gateway to western adventure, drawing both locals and tourists year-round.

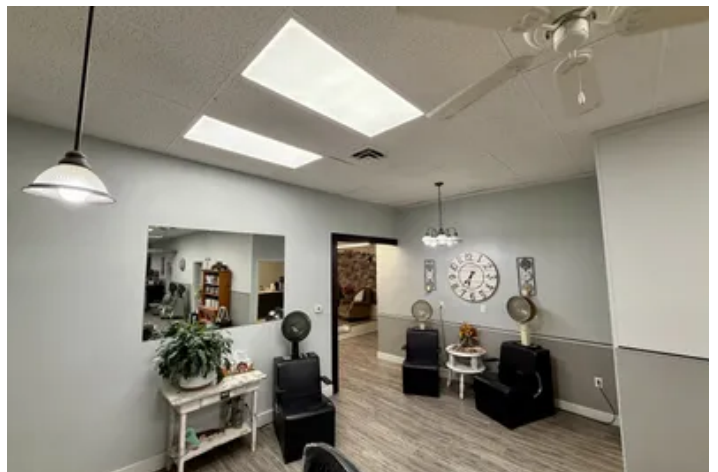
Chadron's residents take pride in supporting local businesses, and downtown continues to benefit from strong community engagement, events, and revitalization efforts. Whether you're looking for an income-producing investment or a hands-on business opportunity, **219 Main Street** puts you right in the center of one of Nebraska's most welcoming and active communities.

Summary

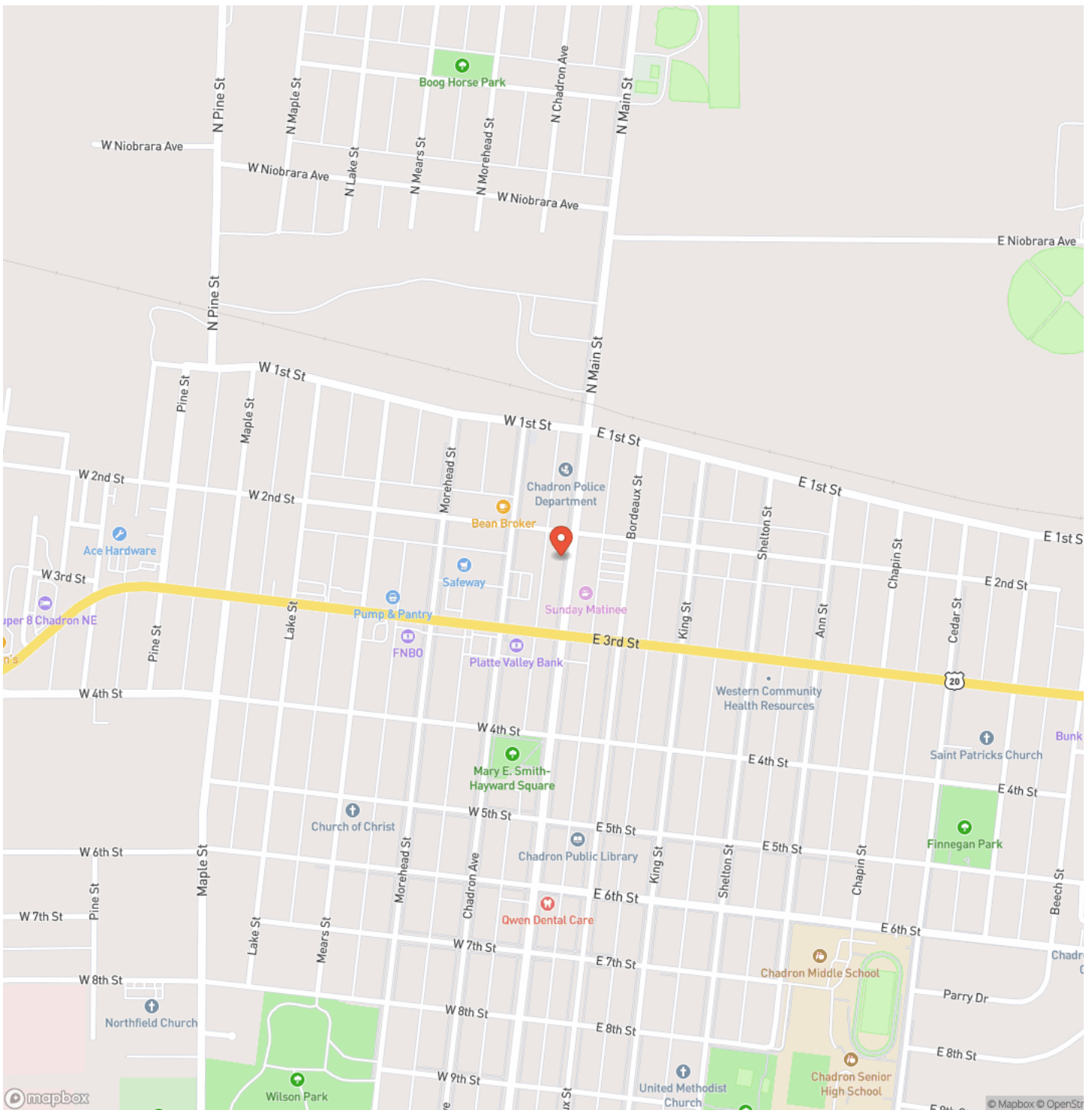
This well-maintained downtown commercial property offers the perfect combination of **historic charm, modern upgrades, and excellent income potential**. With three strong tenants already in place, and future expansion opportunities upstairs, 219 Main Street is a rare find in the Chadron market.

Don't miss your chance to invest in downtown Chadron – where community, commerce, and opportunity come together.

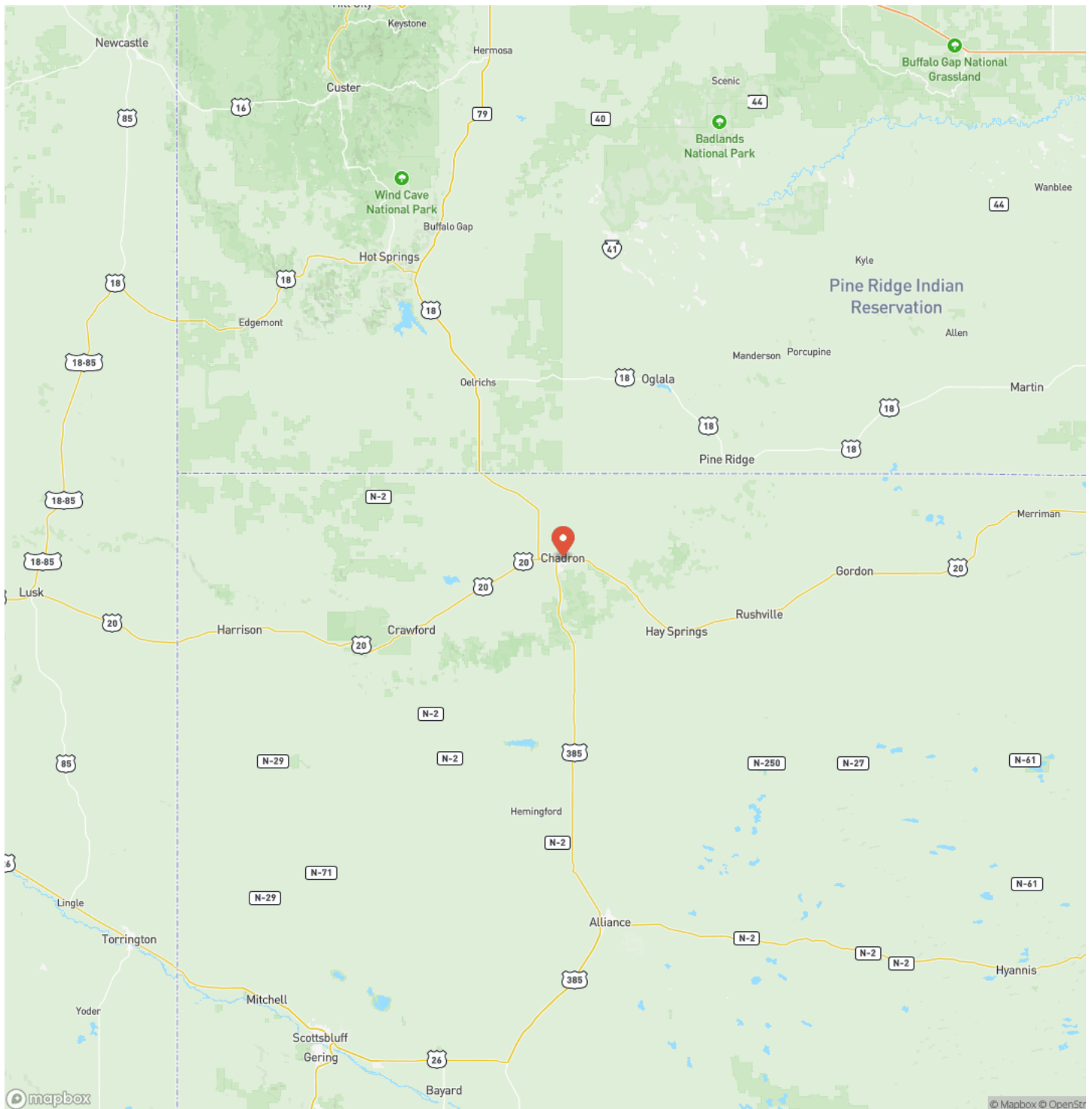
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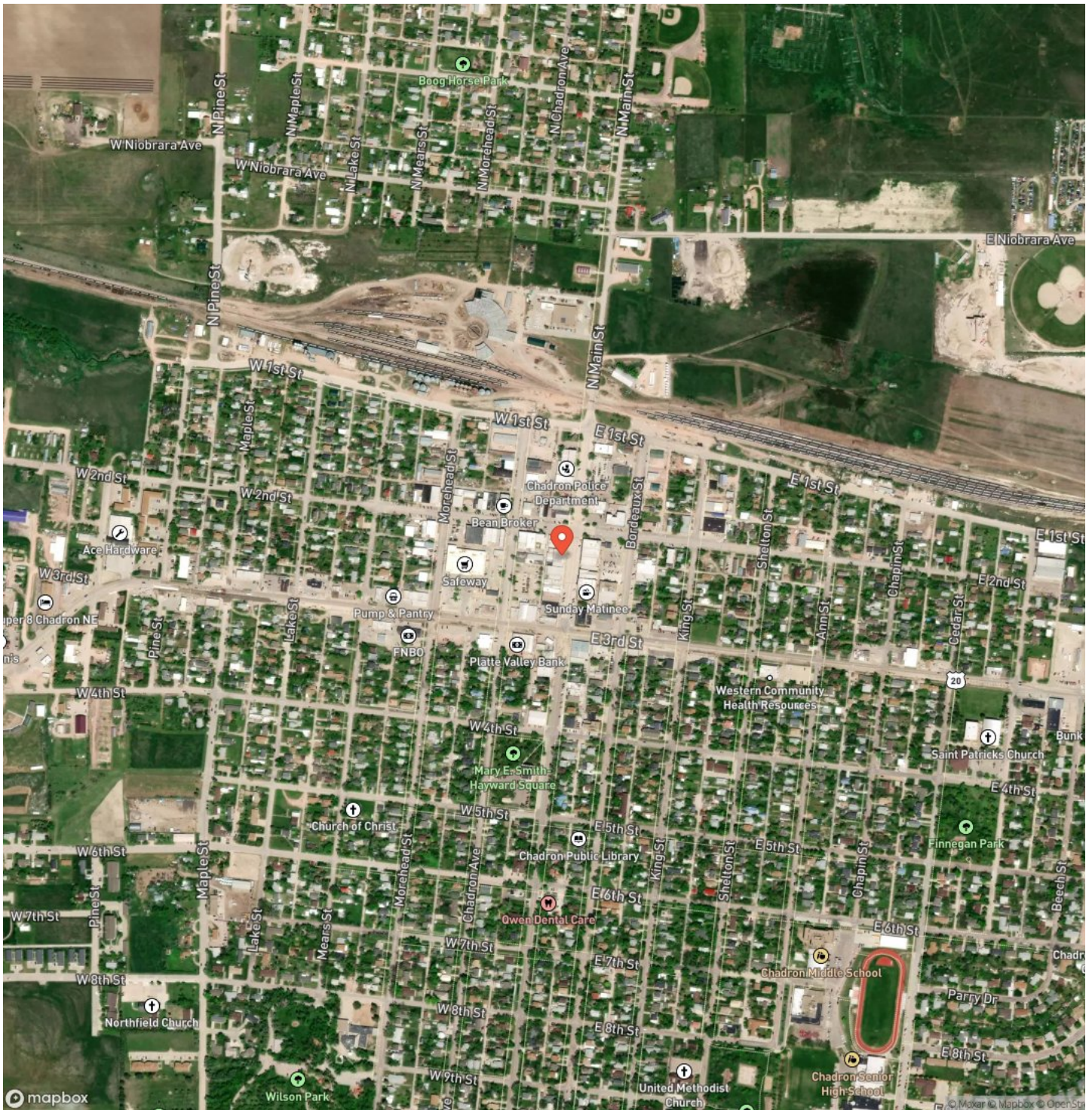
Locator Map



Locator Map



Satellite Map



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Chadron, NE / Dawes County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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MORE INFO ONLINE:

<https://www.ranchandrecreation.com/>

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DISCLAIMERS

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