

820 W 3rd | The Flex-Space Home  
820 W 3RD ST  
Chadron, NE 69337

**\$359,900**  
0.64± Acres  
Dawes County





**820 W 3rd | The Flex-Space Home**  
**Chadron, NE / Dawes County**

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**SUMMARY**

**Address**

820 W 3RD ST

**City, State Zip**

Chadron, NE 69337

**County**

Dawes County

**Type**

Single Family, Business Opportunity, Residential Property

**Latitude / Longitude**

42.830675 / -103.011387

**Taxes (Annually)**

\$4,840

**Dwelling Square Feet**

1,440

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

0.64

**Price**

\$359,900

**Property Website**

<https://www.ranchandrecreation.com/property/820-w-3rd-the-flex-space-home/dawes/nebraska/98645/>



## **PROPERTY DESCRIPTION**

### **820 W 3rd Street | Chadron, Nebraska**

#### **Exceptional Live-Work / Investment Property with Extensive Storage**

This versatile, well-improved property at 820 W 3rd Street in Chadron offers a rare combination: a nicely updated 3-bedroom, 2-bath, 1,440 sqft residence seamlessly connected to a substantial garage and storage space, with 3 separate shops separated by garage doors, making it an ideal investment, owner-occupied business location, or live-work setup.

The residential portion features a functional, comfortable layout with three bedrooms and two bathrooms, complemented by a modern kitchen with new appliances, updated finishes, and an open living area. Major exterior upgrades were completed in 2023, including a new metal roof, metal log-cabin-style siding, and new rain gutters, providing both durability and strong curb appeal. Additional recent improvements include a new hot water heater and upgraded electrical wiring throughout.

The property truly shines on the storage and utility side. Connected to the dwelling is an expansive warehouse/shop structure offering approximately 7,000± square feet of storage and shop space set up in 3 separate shops split by garage doors. The shop includes two new power overhead doors, is wired and set up for an air compressor, and provides ample space for equipment, inventory, vehicles, or business operations.

Outside, the property has undergone extensive improvements, including new landscaping and gravel, creating a clean, low-maintenance exterior with excellent access and functionality. The generous city lot provides ample space to maneuver trailers, equipment, or multiple vehicles.

Zoned and classified in a manner that supports mixed use, this property presents excellent investment potential, whether utilized as a rental, contractor headquarters, storage-based business, or owner-occupied live-work property. Opportunities like this—offering modern residential comfort paired with commercial-grade storage—are increasingly hard to find in Chadron.

#### **Highlights Include:**

- 3-bedroom, 2-bathroom residence
  - New metal roof (2023)
  - New metal log cabin siding (2023)
  - New rain gutters
  - All new kitchen appliances
  - New hot water heater
  - New rain gutters
  - Upgraded electrical wiring
  - Approximately 7,000± sq ft of shop/storage
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- Two new power overhead doors
  - Shop wired for an air compressor
  - New landscaping and gravel throughout
  - Excellent live-work or investment opportunity

This is a **turn-key property with flexibility, functionality, and strong long-term value.**

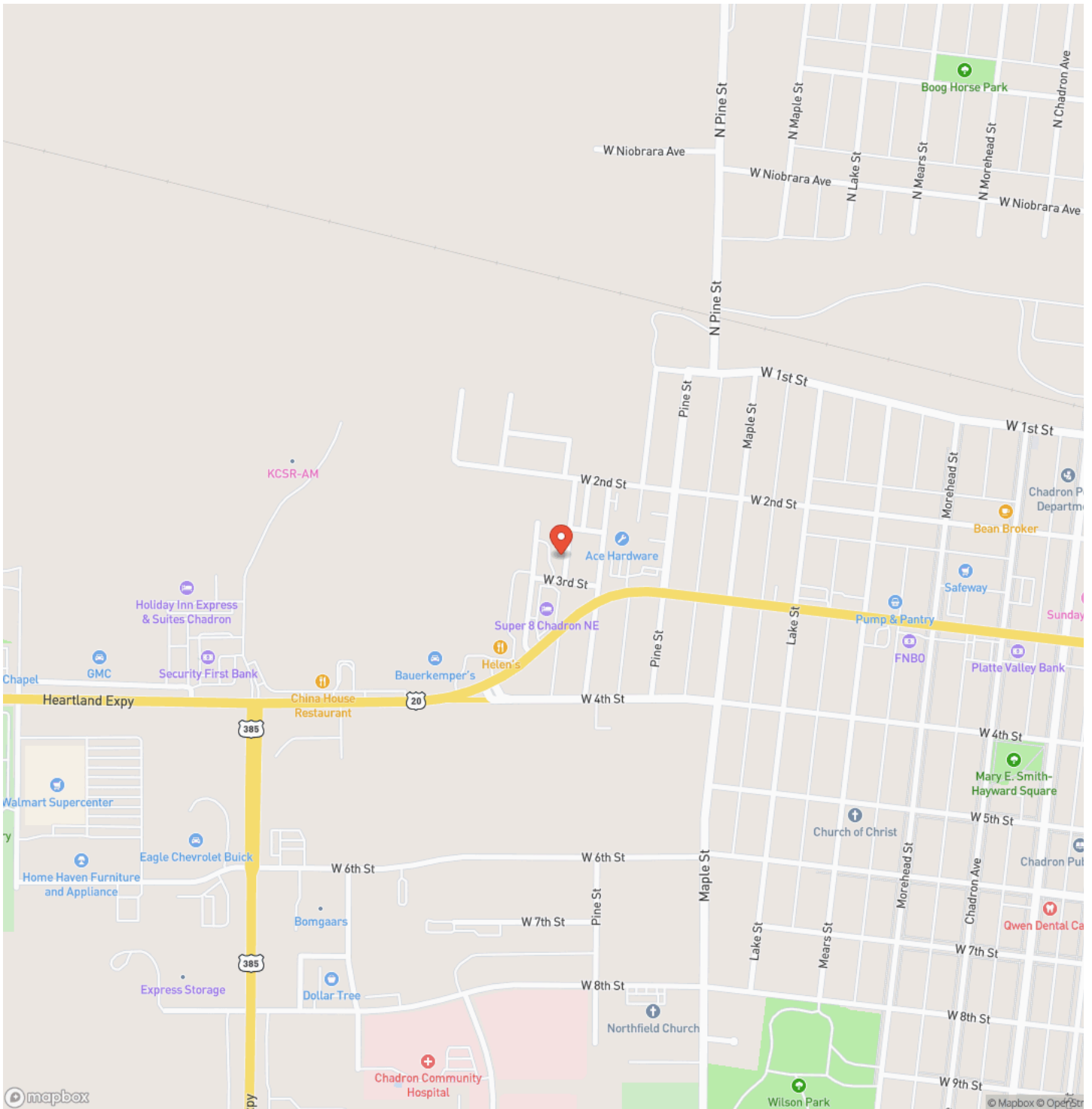


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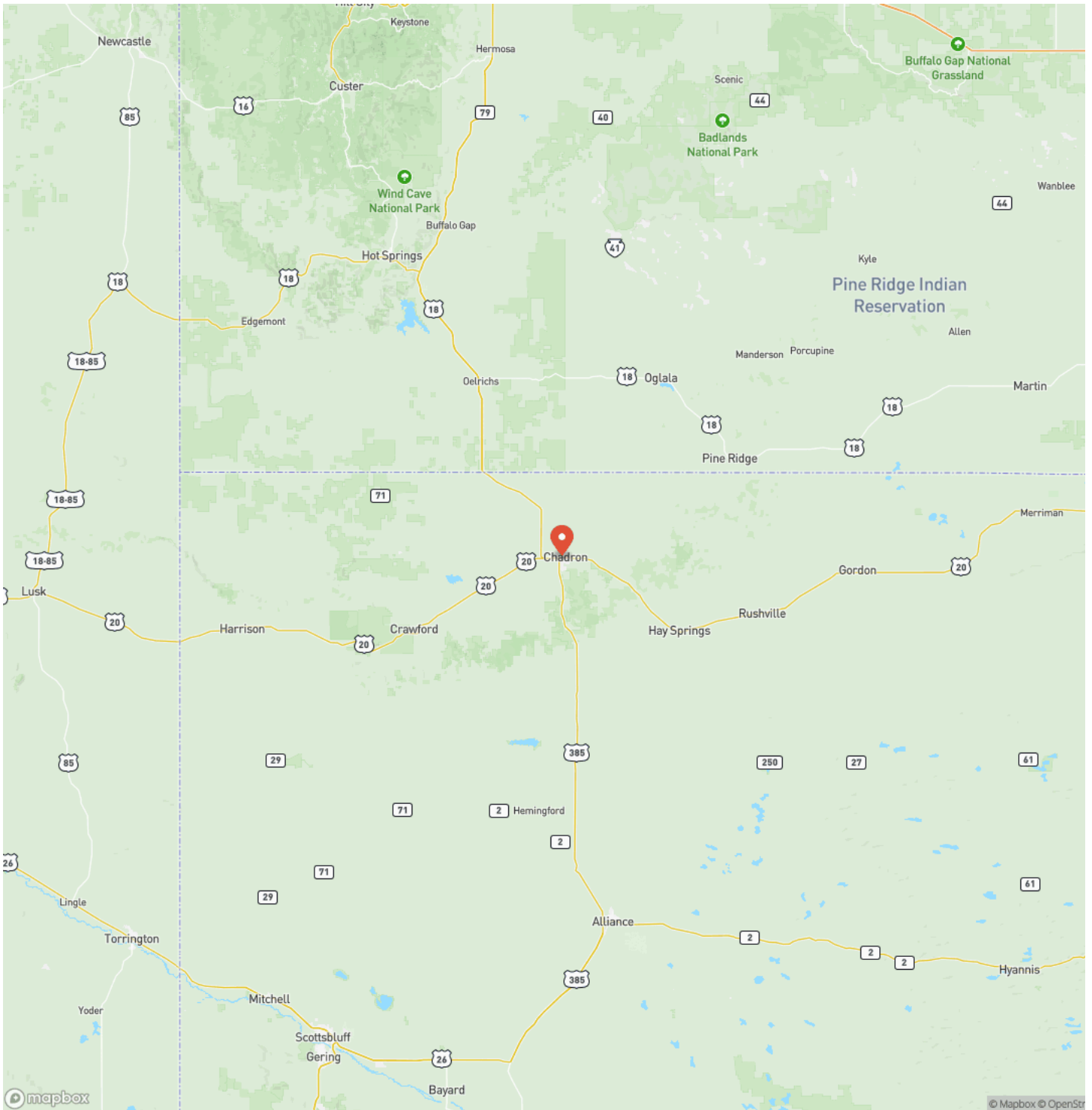
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## Locator Map

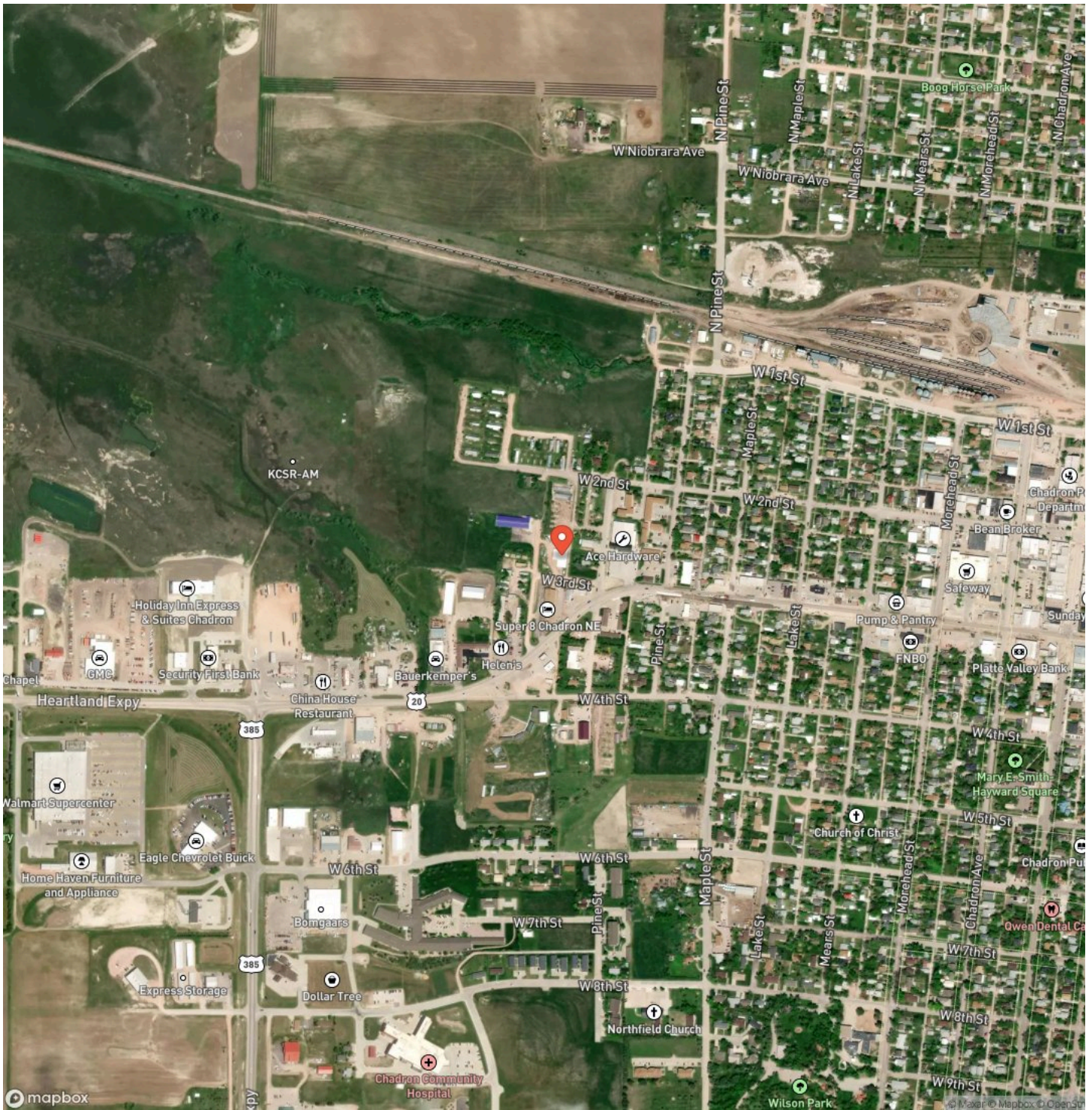


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tommy Wiles

## Mobile

(308) 360-2030

## Email

tommy@ranchandrecreation.com

### Address

915 east 8th st

## City / State / Zip

Chadron, NE 69337

## NOTES

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## **DISCLAIMERS**

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