

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**

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**SUMMARY**

**Address**

219 MAIN ST

**City, State Zip**

Chadron, NE 69337

**County**

Dawes County

**Type**

Commercial, Business Opportunity

**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

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#### 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.

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#### 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
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#### 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.

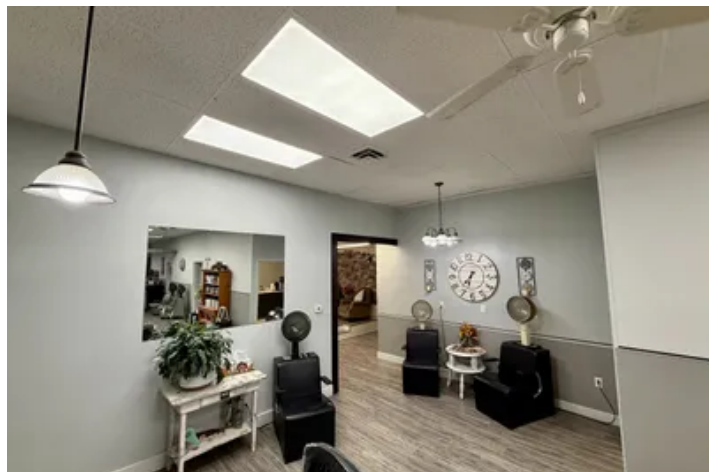
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## Summary

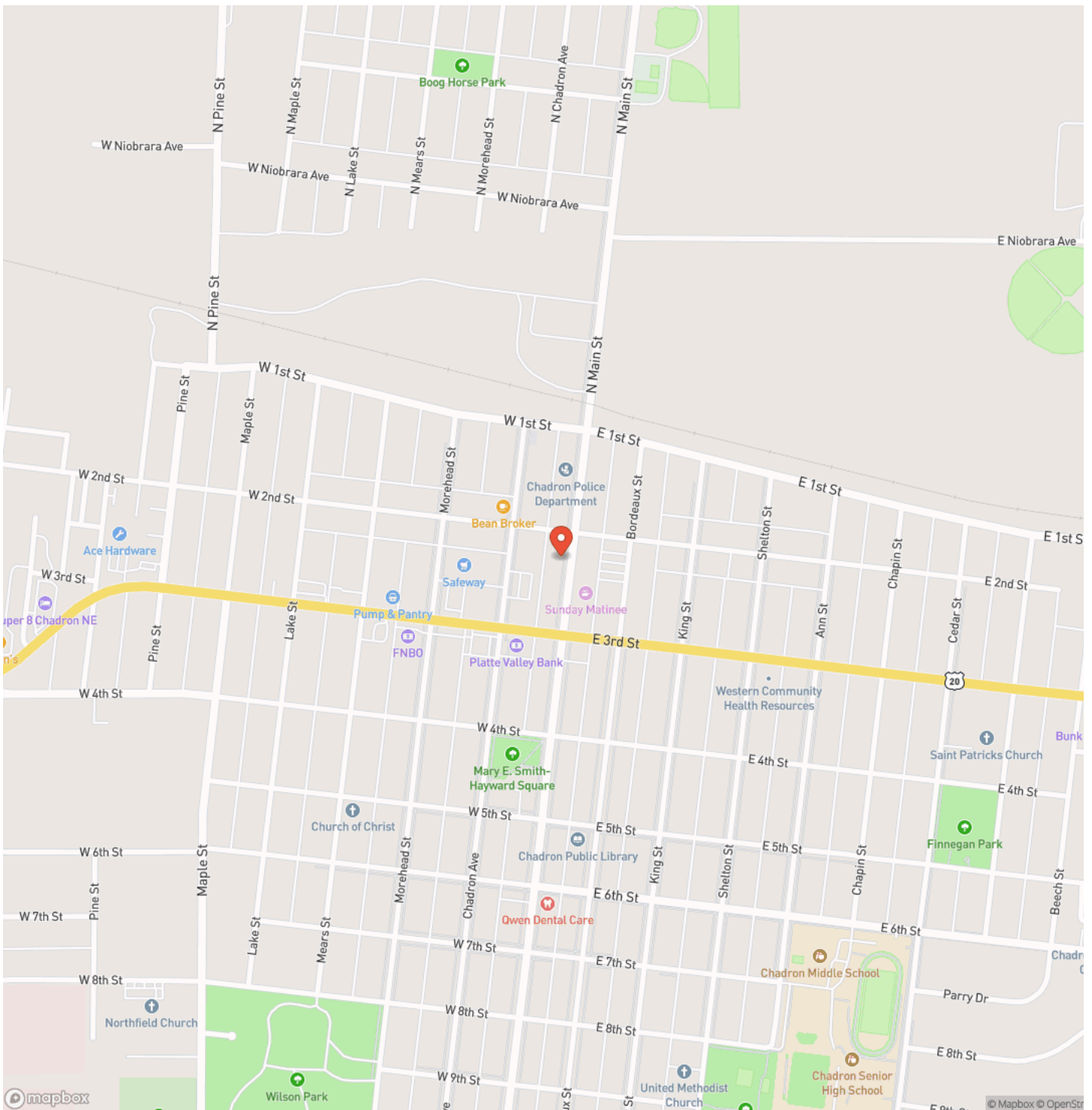
This well-maintained downtown commercial property offers the perfect combination of **historic charm, modern upgrades, and excellent income potential**. With three strong tenants already in place, and future expansion opportunities upstairs, 219 Main Street is a rare find in the Chadron market.

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

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Chadron, NE / Dawes County



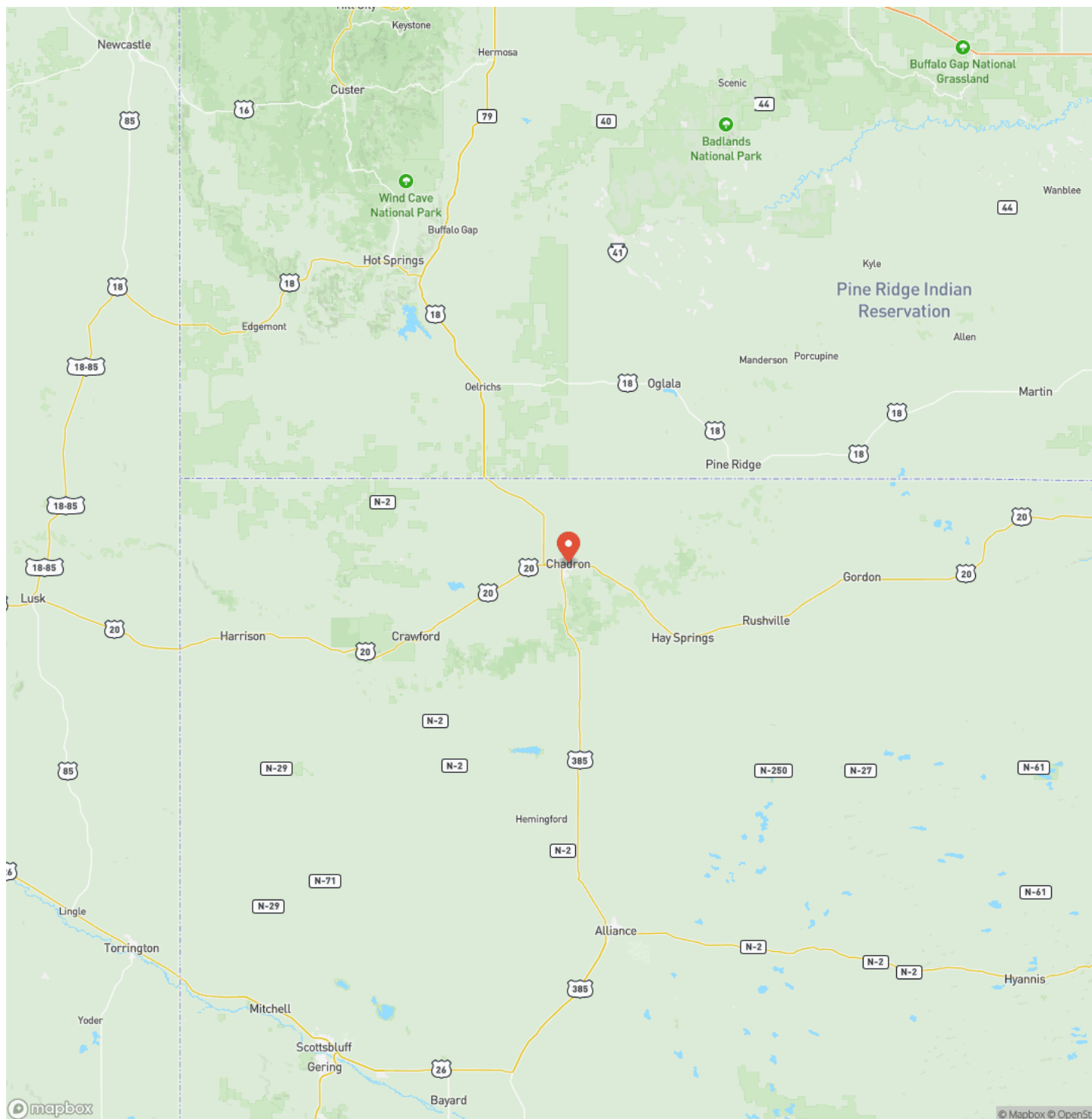
## Locator Map



**MORE INFO ONLINE:**

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

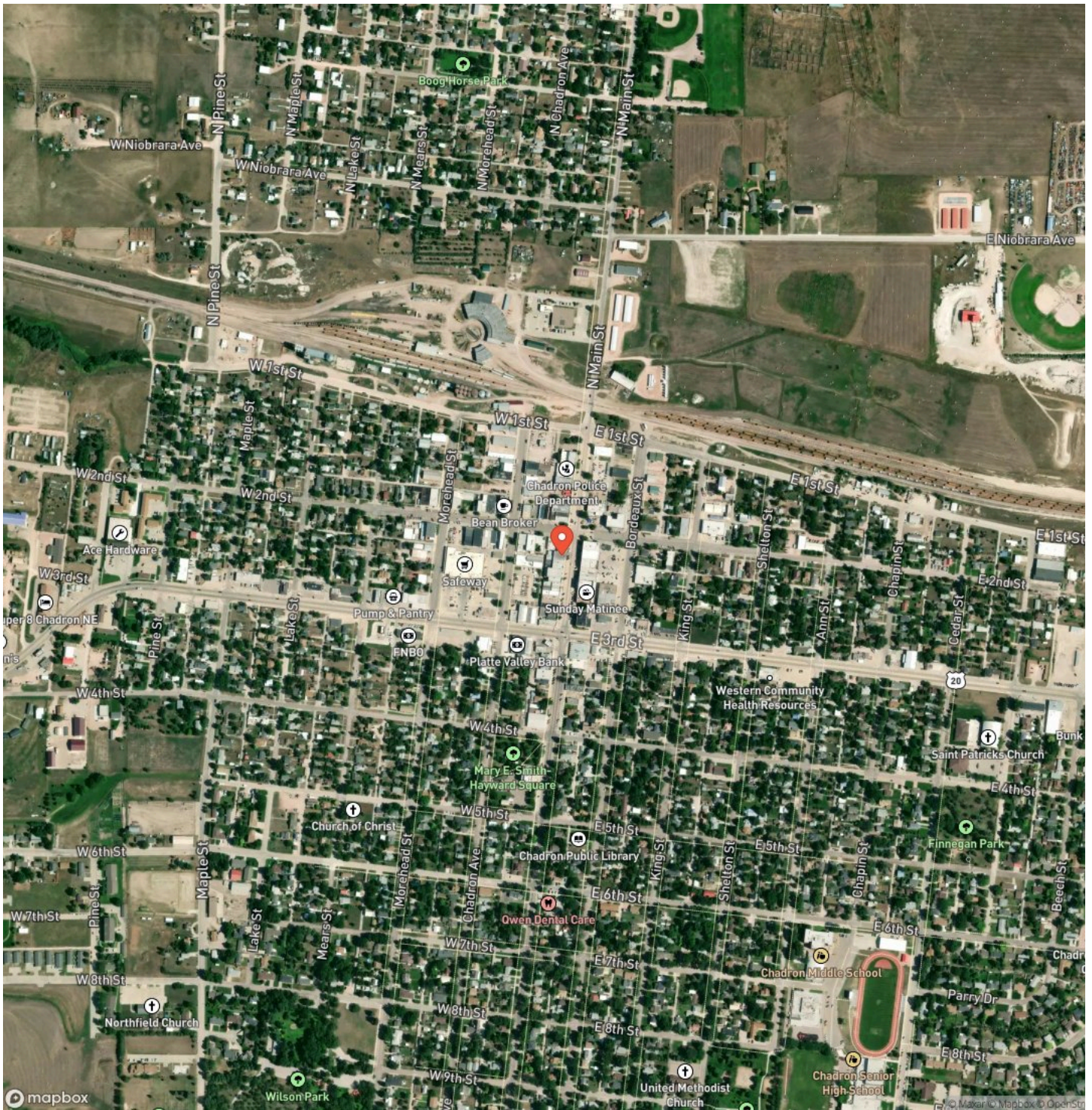
## Locator Map



**MORE INFO ONLINE:**

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## Satellite Map



**MORE INFO ONLINE:**

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Chadron, NE / Dawes County

LISTING REPRESENTATIVE  
For more information contact:



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tommy@ranchandrecreation.com  
**Address**  
915 east 8th st  
**City / State / Zip**  
Chadron, NE 69337

NOTES

Notes section with multiple horizontal lines for text entry.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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