

914 Highway 30
914 Highway 30
Kimball, NE 69145

\$399,900
2.17± Acres
Kimball County



914 Highway 30
Kimball, NE / Kimball County

SUMMARY

Address

914 Highway 30

City, State Zip

Kimball, NE 69145

County

Kimball County

Type

Residential Property, Commercial, Business Opportunity

Latitude / Longitude

41.238135 / -103.675461

Dwelling Square Feet

1,200

Bedrooms / Bathrooms

2 / 2

Acreage

2.17

Price

\$399,900

Property Website

<https://www.ranchandrecreation.com/property/914-highway-30-kimball-nebraska/54935/>



PROPERTY DESCRIPTION

This well-maintained investment opportunity offers a rare combination income probability, diversified use, and future growth potential. The property includes 26 storage units with a desirable mix of sizes ranging from 10'x14' to 24'x14', allowing for broad tenant appeal and flexibility in rental strategy. The storage facility is clean, organized, and professionally presented, supported by attractive landscaping that reflects pride of ownership and long-term care.

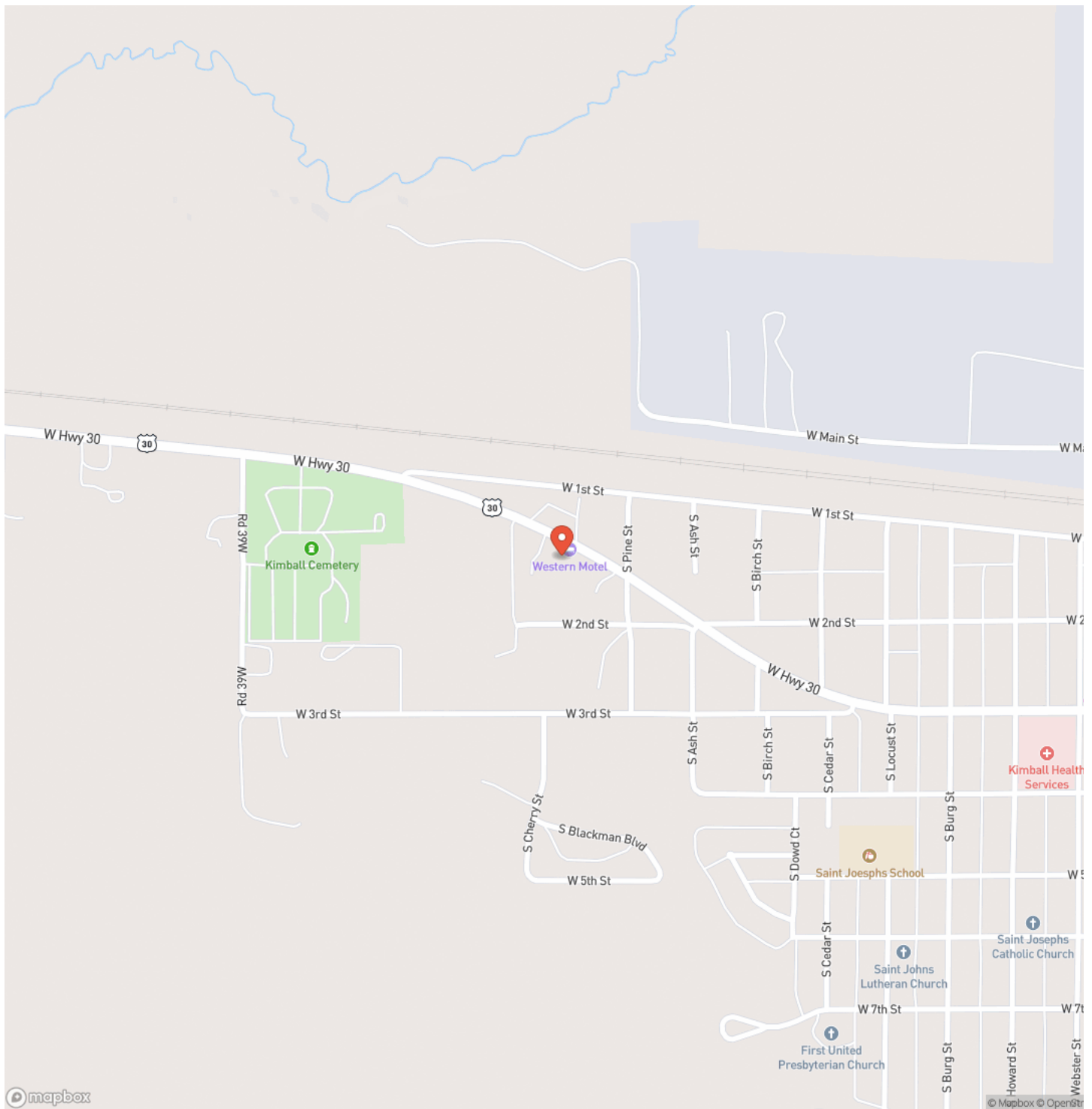
In addition to the storage operation, the property features a fully remodeled, immaculate 2-bedroom, 2-bath residence. The home provides multiple options for an investor, including owner-occupied management, long-term rental income, or short-term accommodations depending on market demand. The residence has been thoughtfully updated and is move-in ready, eliminating immediate capital improvement needs. This also gives the opportunity to live on the premise while operating the business.

The total acreage is divided into three lots. The primary lot includes both the storage units and the residence, while two additional lots on the south side of the property offer excellent upside potential. These lots lend themselves to future expansion of storage units, additional income-producing improvements, or development opportunities subject to buyer due diligence and local regulations.

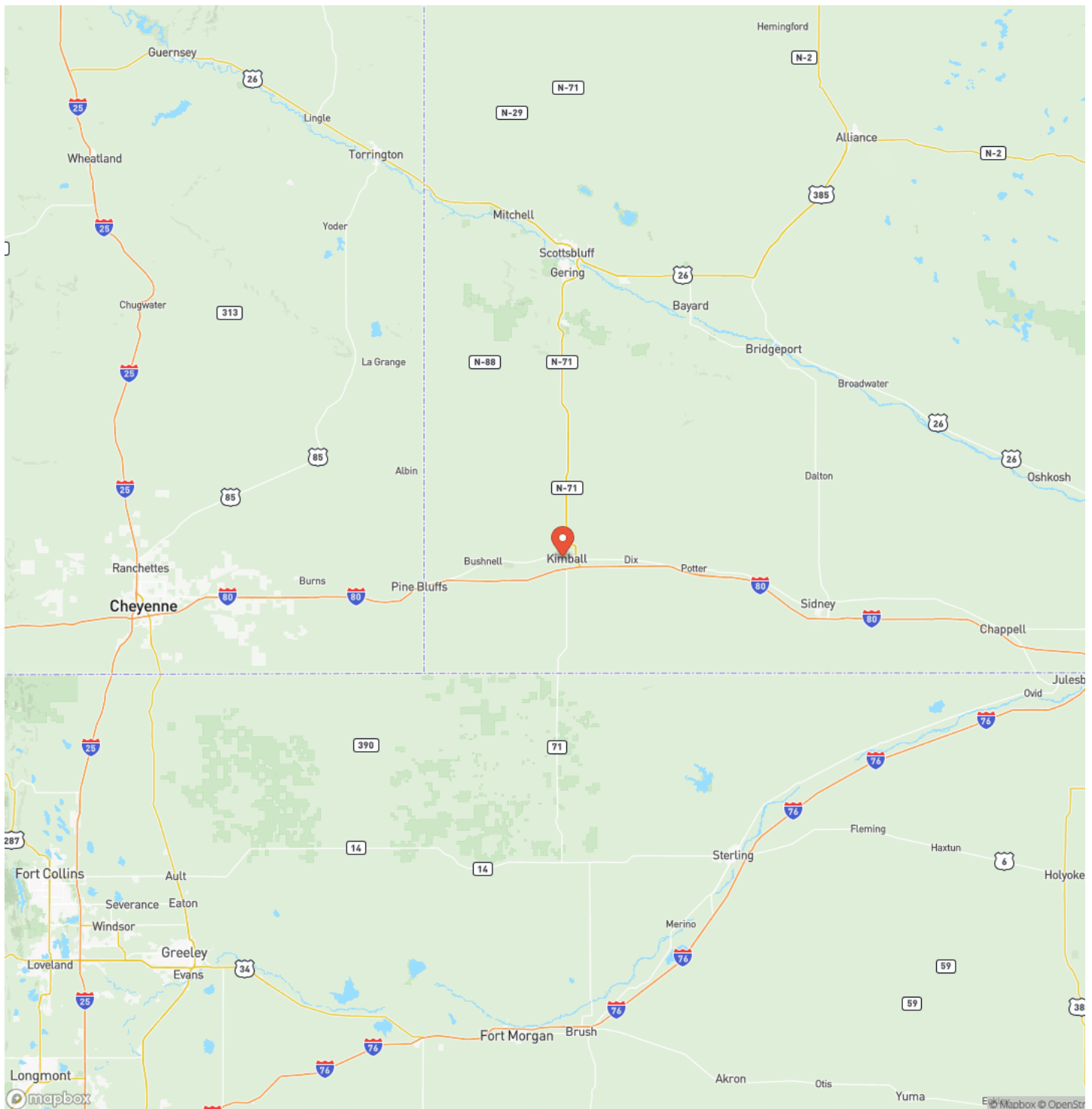
With existing income in place, a remodeled home, and land available for growth, this property presents a solid investment for those seeking steady cash flow with the added benefit of expansion flexibility. Whether you are looking to add to an existing portfolio or acquire a property with multiple income streams and long-term potential, this opportunity deserves consideration.



Locator Map



Locator Map



MORE INFO ONLINE:

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

Satellite Map



MORE INFO ONLINE:

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

914 Highway 30
Kimball, NE / Kimball County

LISTING REPRESENTATIVE

For more information contact:



Representative

Natacha Gaspar

Mobile

(307) 640-6915

Email

natacha@ranchandrecreation.com

Address

6106 Yellowstone Rd

City / State / Zip

Cheyenne, WY 82009

NOTES

8

MORE INFO ONLINE:

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

This image shows a blank 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

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

Potential purchasers should independently verify any information and conduct their own due diligence. #1 Properties Ranch & Recreation LLC makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property, including, but not limited to, each of the following: (a) acreage counts and legal descriptions, (b) distances, sizes, square footage, and other measurements, (c) water and mineral rights information, and (d) soil types, production, carrying capacity, or income potential.

Information is only provided for the purpose of assisting potential purchasers in identifying prospective properties they may be interested in purchasing. #1 Properties Ranch & Recreation LLC is not liable for any inaccuracies, errors, or omissions regarding information about the property or losses that result from the use of this information. Potential purchasers should conduct their own due diligence including, but not limited to, a legal and financial review before purchasing.

#1 Properties Ranch & Recreation
6106 Yellowstone Rd
Cheyenne, WY 82009
(307) 236-8299
<https://www.ranchandrecreation.com/>
