

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 null

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

Potential income-producing storage facility with on-site residence and expansion potential on 2.17± acres.

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.

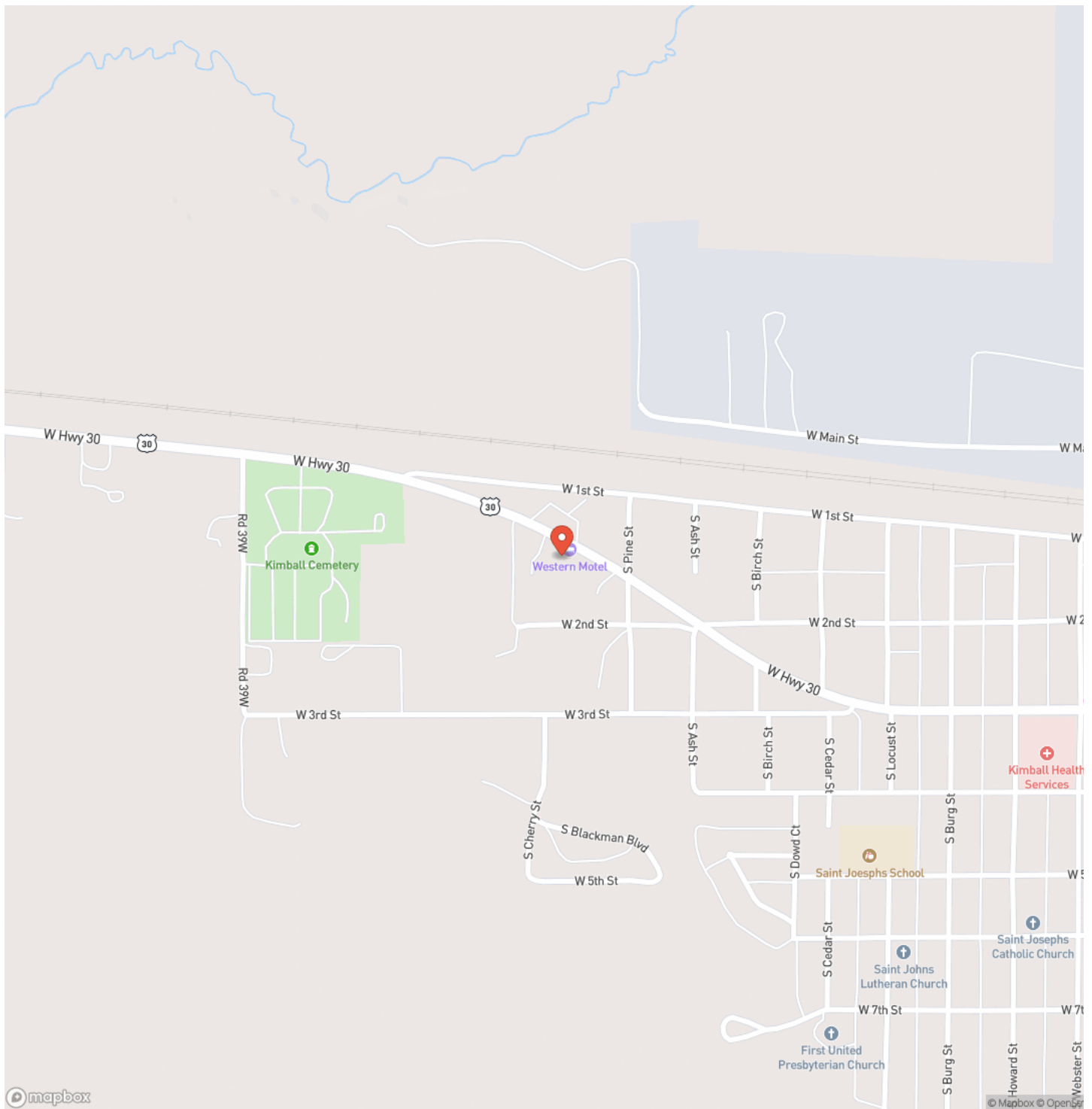
In addition to the storage operation, the property features a fully remodeled, immaculate 2-bedroom, 2-bath residence. The home provides multiple options for an investor, including owner-occupied management, long-term rental income, or short-term accommodations depending on market demand. The residence 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.

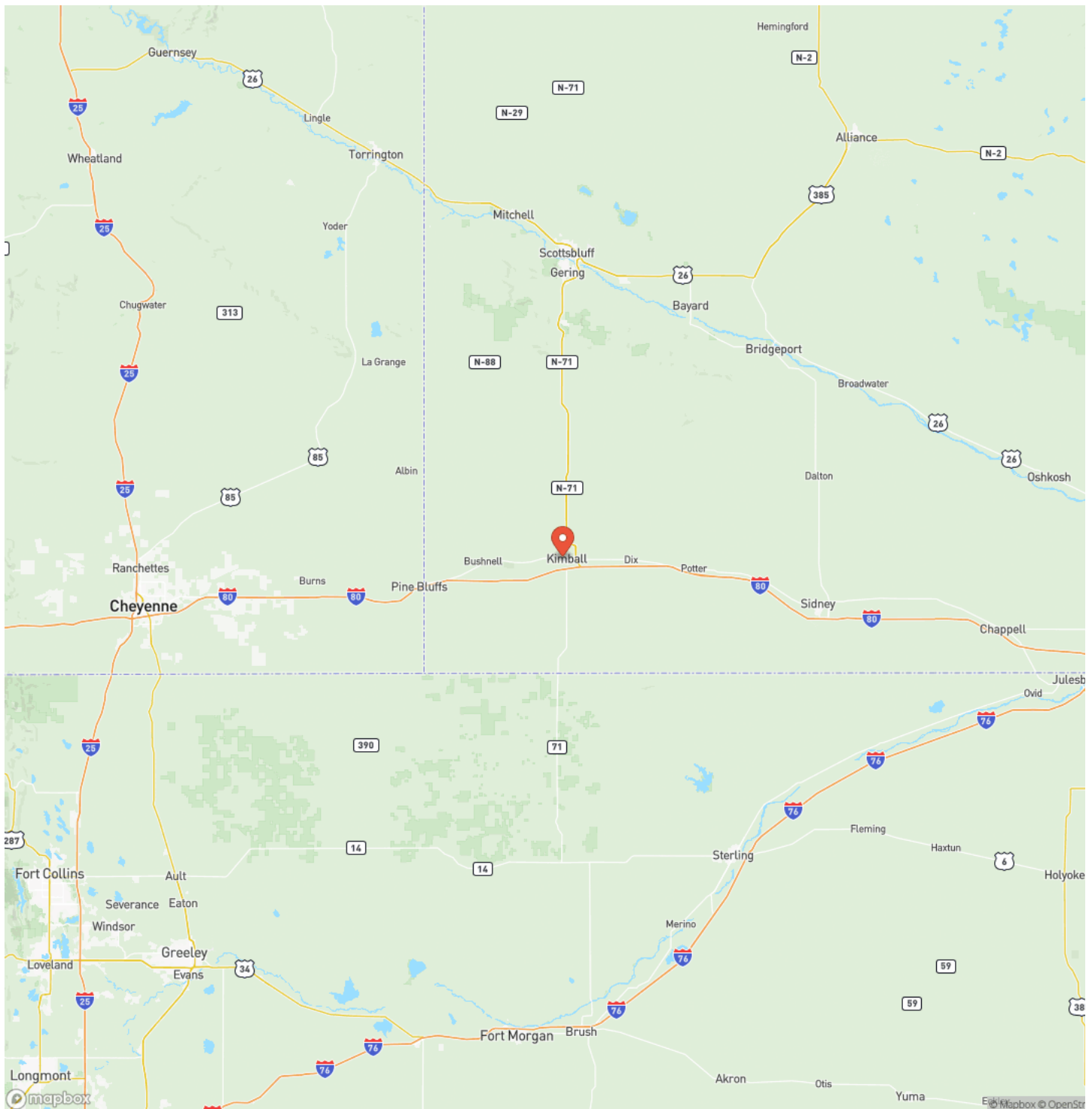
With existing income in place, a remodeled home, and land available for growth, this property presents a solid investment for those seeking steady cash flow with the added benefit of expansion flexibility. Whether you are looking to add to an existing portfolio or acquire a property with multiple income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



Locator Map



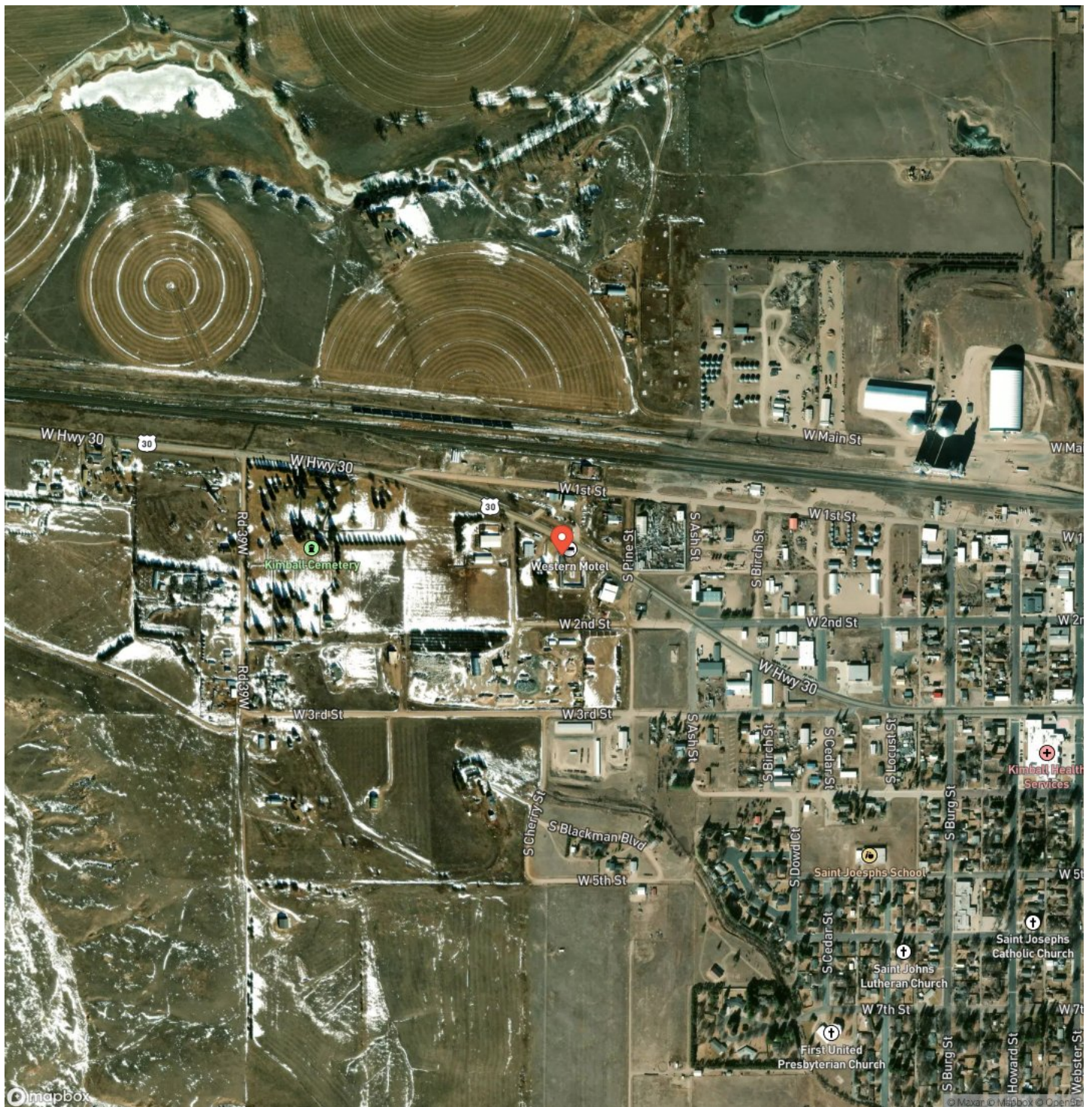
Locator Map



MORE INFO ONLINE:

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

Satellite Map



MORE INFO ONLINE:

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Cheyenne, WY 82009

NOTES

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MORE INFO ONLINE:

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

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DISCLAIMERS

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