

Commercial Building For Lease

Currently operating as a retail clothing shop

1106 L St in Aurora, NE



Stand alone commercial building in beautiful Aurora, NE. Perfect for retail, salon, yoga, or offices.

800 sq ft main floor currently set up for clothing retail plus full basement. All racks and fixtures can stay if desired or removed for non-retail use.

Features include:

- High traffic corner one block off downtown square
- Dedicated parking lot plus on street parking
- New windows installed 2024 - energy efficiency!
- Handicapped access ramp
- Central heating and air w/wifi enabled thermostat
- 1/2 bath on main floor and 1/2 bath in basement
- Unique open floor plan for maximum flexibility
- Full basement for storage, production or offices
- Washer and dryer
- In-ground sprinkler system
- Large grass backyard for events or?
- Storage shed

\$1200 deposit and \$1200 per month. 1 year lease. Tenant pays utilities. Available November 1.

Contact Loren Berthelsen 760-880-7470