

FIND THE PERFECT PLACE FOR YOUR BUSINESS IN SIDNEY, NEBRASKA



MILLER OFFICE BUILDING

**AVAILABLE OFFICE and
RETAIL SPACE
FOR LEASE and SALE**

Don't miss out on the opportunity to expand or relocate your business. Sidney is committed to economic development offering assistance to new and current businesses.

JOIN US

Tour available space || Learn about incentives
June 25th || 5:30 PM
Depart from Hickory Street Square

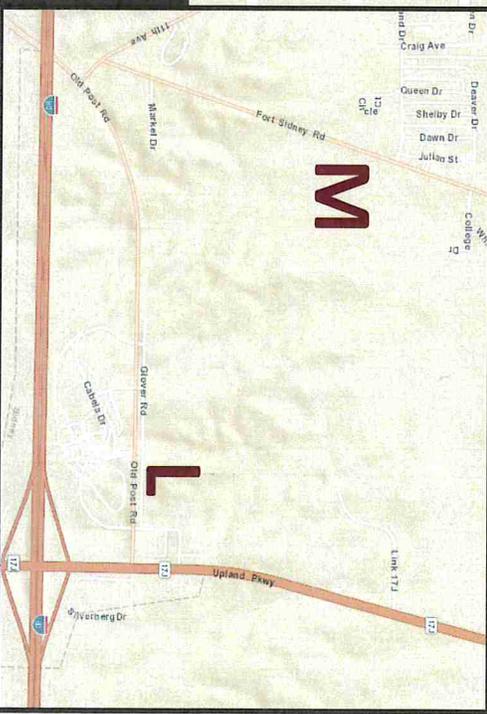
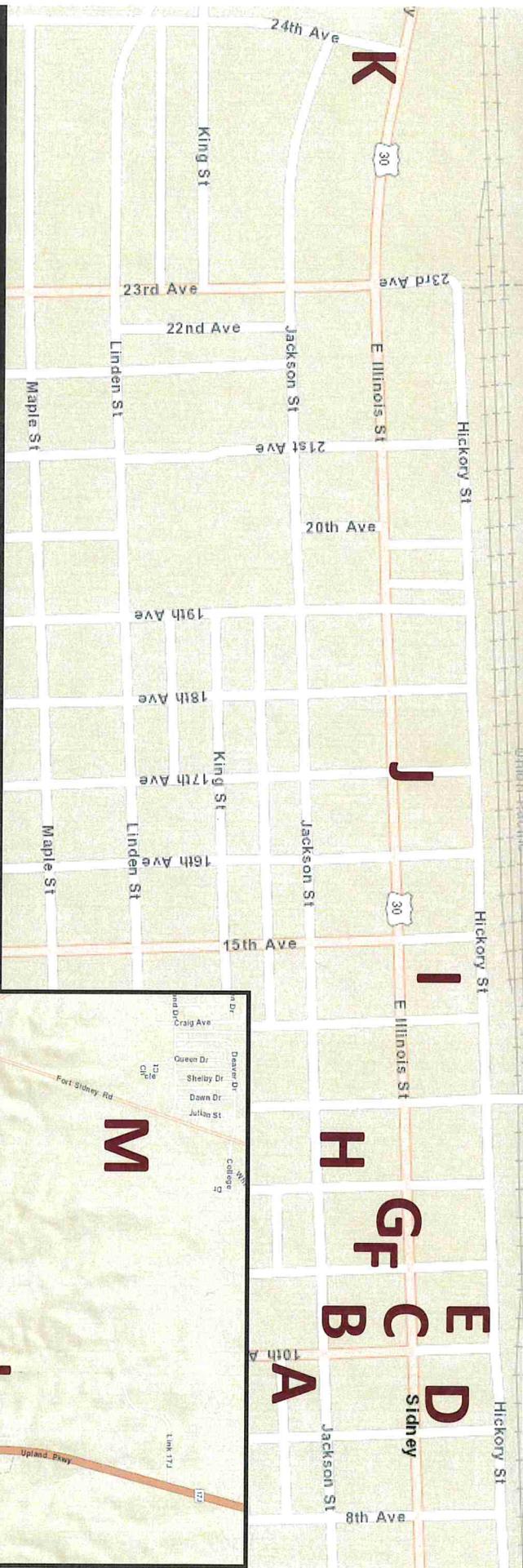


FOR MORE INFO ||
Melissa Norgard
308.254.8455
Development@cityofsidney.org



SIDNEY, NEBRASKA AVAILABLE OFFICE and RETAIL SPACE FOR LEASE and SALE

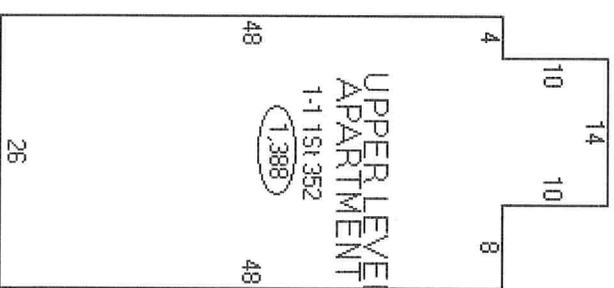
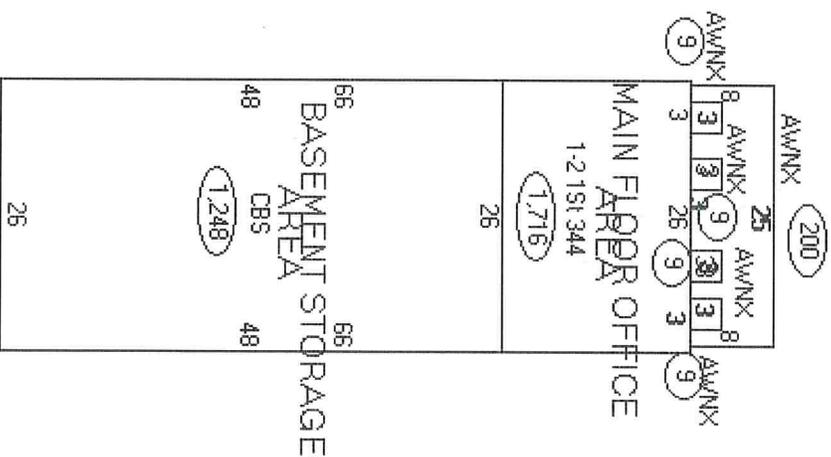
- A - 1025 10th Ave
- B - 926 10th Ave
- C - 920 10th Ave
- D - 934 Illinois St
- E - 836 10th Ave
- F - 908 11th Ave
- G - 1103 Illinois St
- H - 1205 Jackson St
- I - 1442 Illinois St
- J - 2104 Illinois St
- K - 912 24th Ave
- L - 610 Glover Rd
- M - 2555 Fort Sidney Rd



SIDNEY
NEBRASKA

FOR MORE INFO CONTACT
Melissa Norgard
308.254.8455
Development@cityofsidney.org

1025 10th Ave



Property Information

- 1,716 square feet office space
- 1,388 square feet upper apartment space
- For sale or for lease

Contact

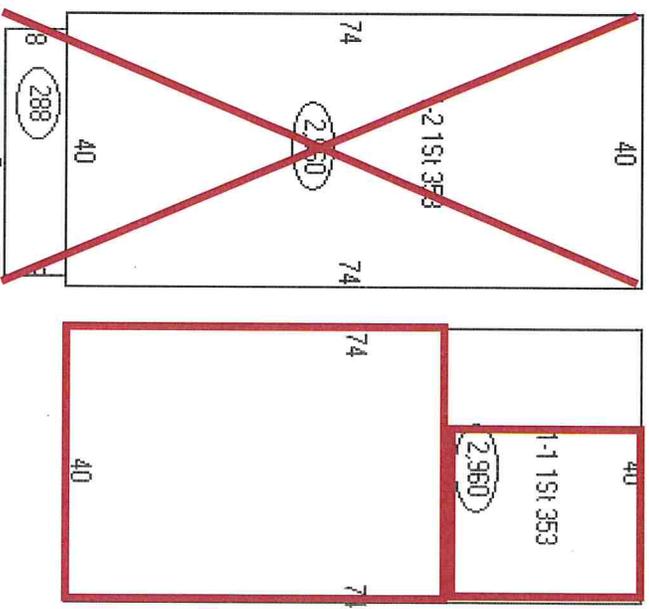
Jordan Ball
(308) 249.3590

926 10th Ave



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BASEMENT-STORAGE MAIN FLOOR-RETAIL STORE



*Only upper office space available for lease

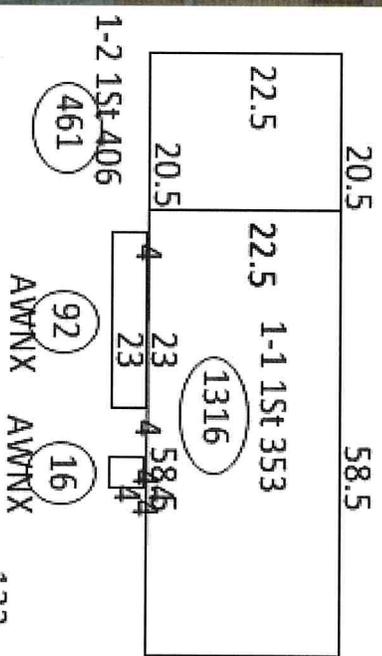
Property Information

2,000 square feet upper office space
For lease
\$600 per month + utilities

Contact

Shanna Grabowski
(308) 249.3906

920 10th Ave



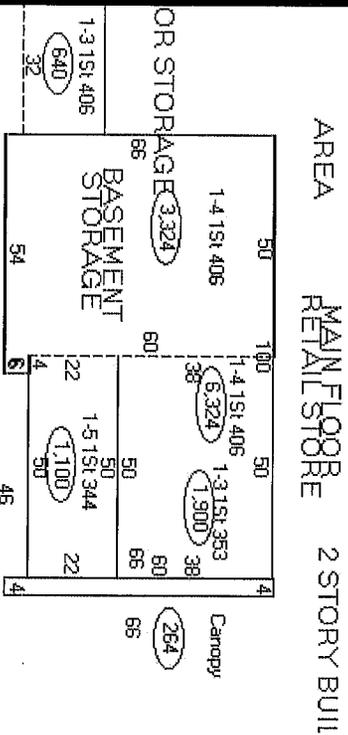
Property Information

1,316 square feet office or retail space
 For lease
 \$500 per month + utilities

Contact

Wendall Gaston
 (308) 249.0062

934 Illinois St



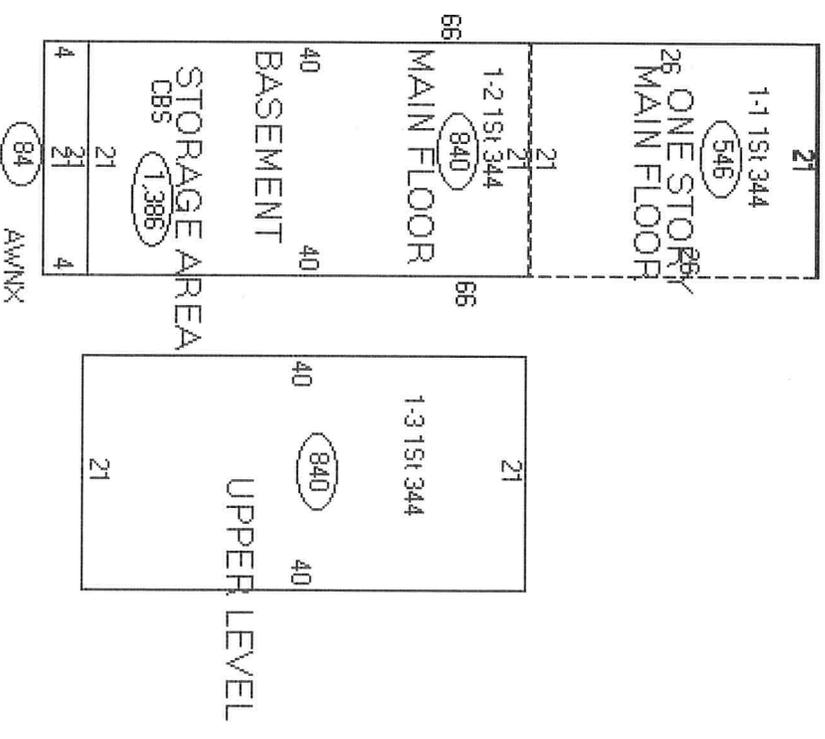
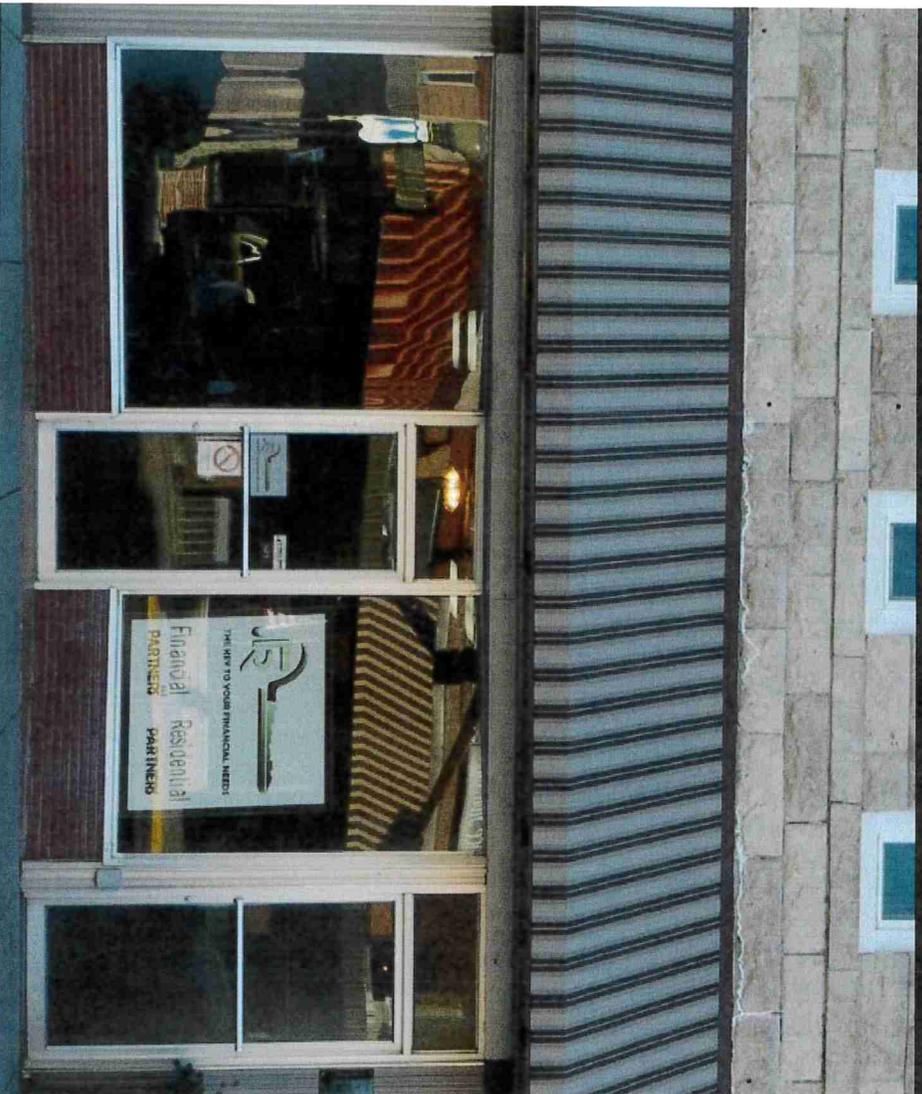
Property Information

6,324 square feet retail space
 3,324 square feet basement storage
 For sale or lease
 \$175,000, Lease terms negotiable

Contact

Tim Miller
 (308) 249.0005

836 10th Ave



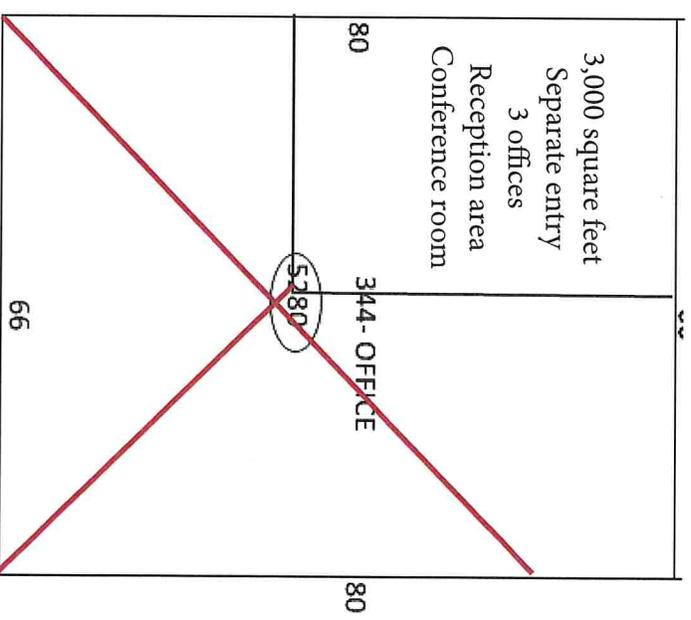
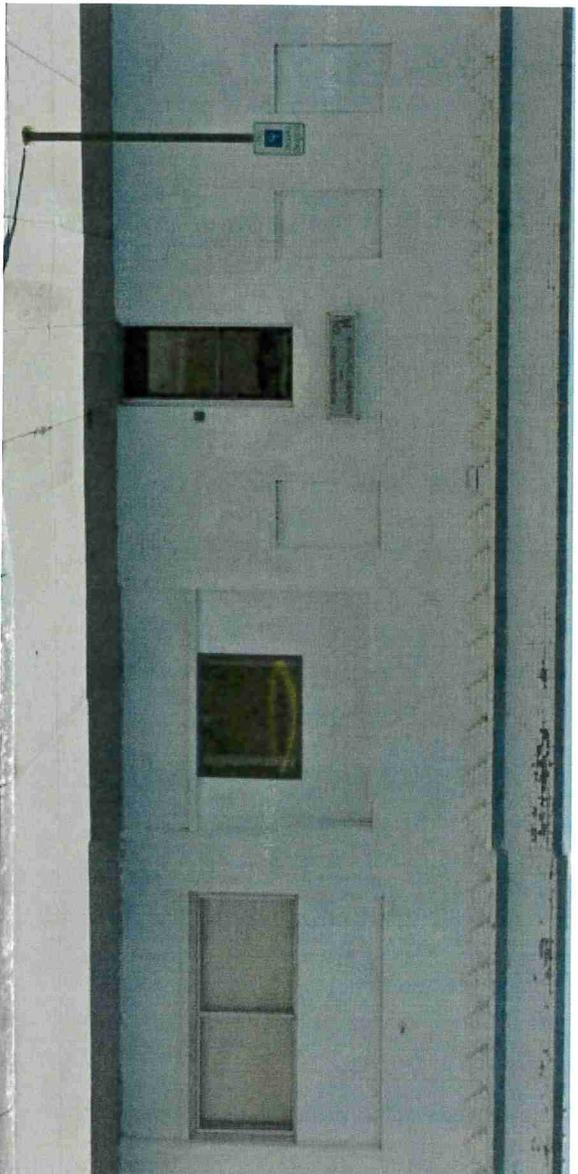
Property Information

2,200 square feet office or retail space
 1,386 square feet storage area
 For sale
 \$160,000

Contact

Wolff Realty
 Steve Wolff
 (308) 249.2303

908 11th Ave



Property Information

3,000 square feet office space

3 offices, reception area, conference room

For lease

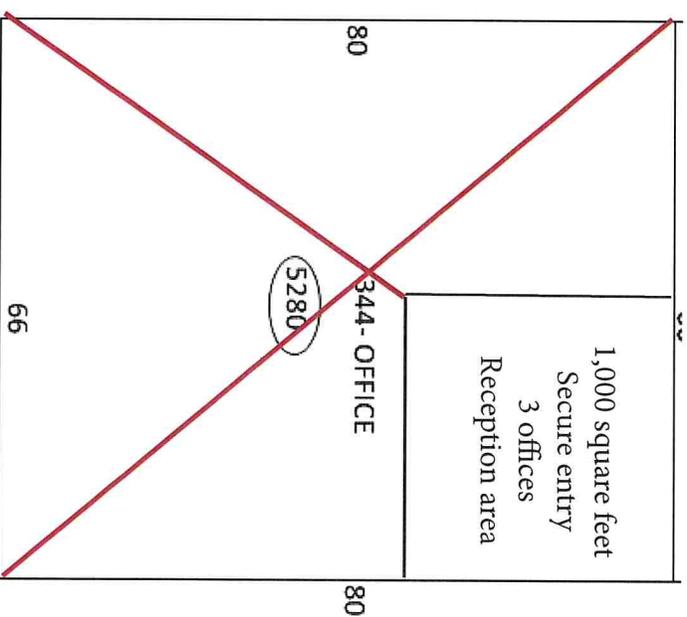
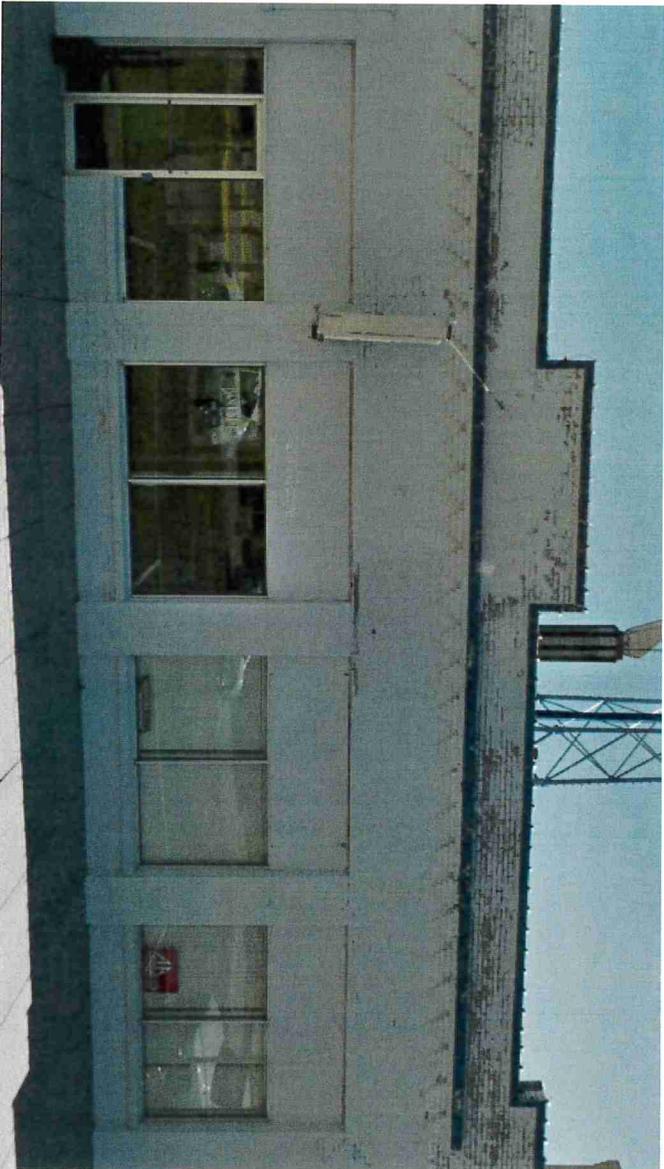
Negotiable depending on the term

Contact

Loren Hoekema

(308) 249.0062

1103 Illinois St



Property Information

1,000 square feet office space

3 offices and reception area

For lease

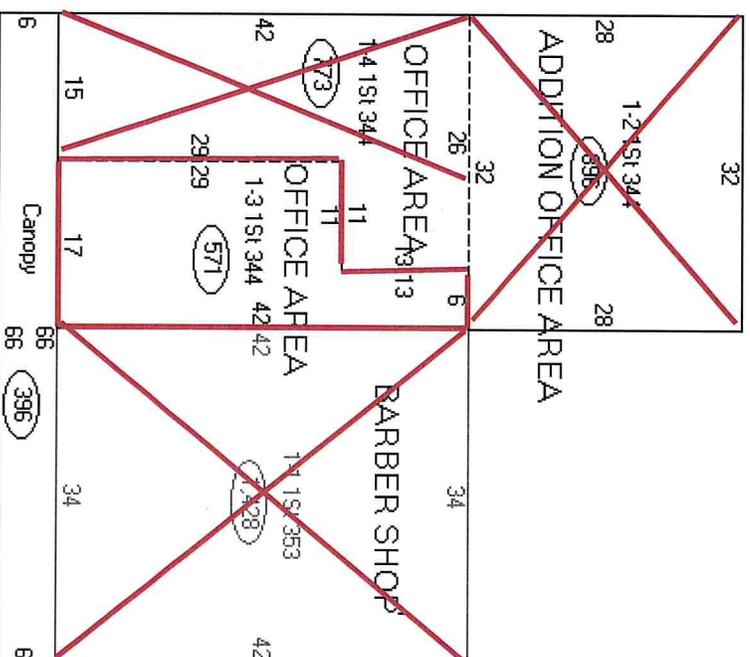
\$750 per month all utilities paid

Contact

Loren Hoekema

(308) 249.0062

1442 Illinois St



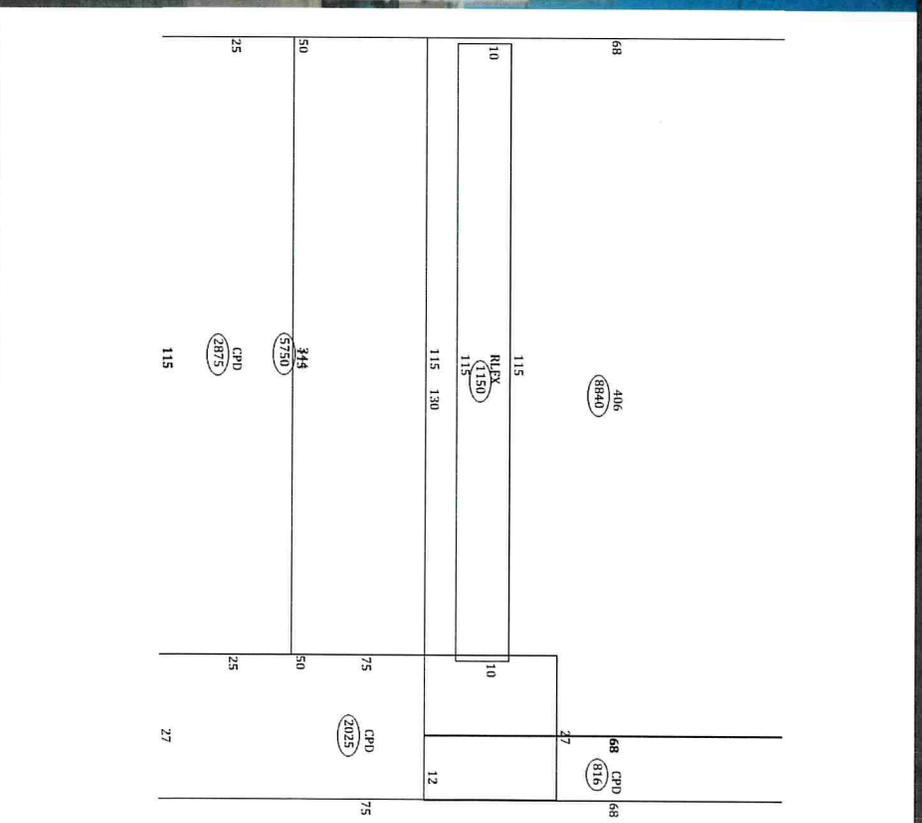
Property Information

570 square feet office space
 For lease
 \$320 per month + electric

Contact

Dale Walker
 (308) 254.2812

2104 Illinois St



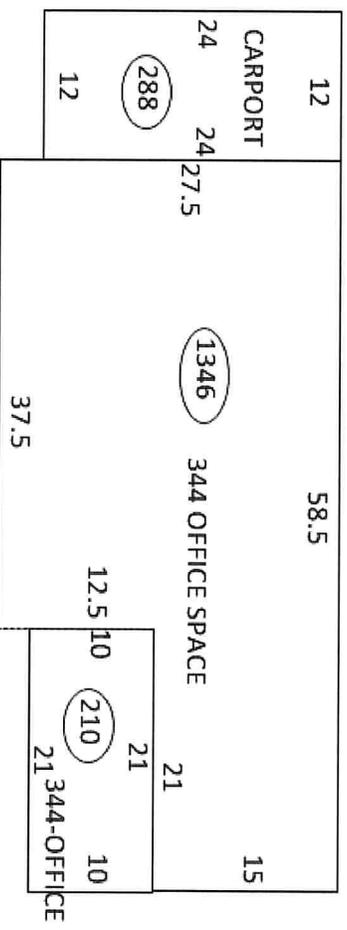
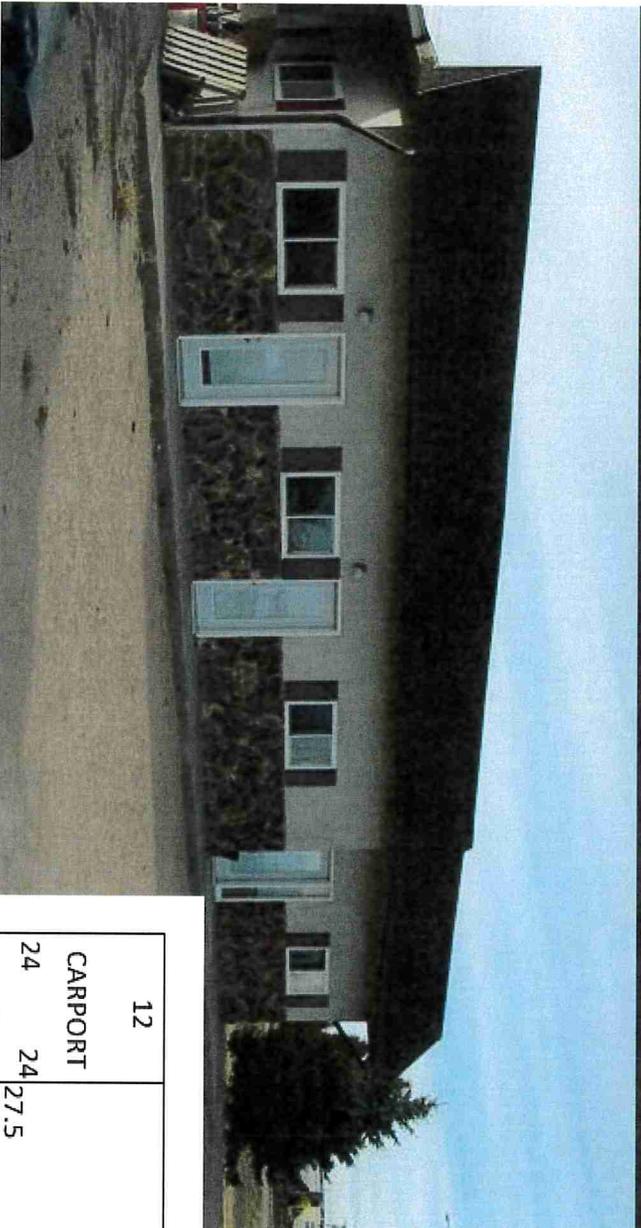
Property Information

15,860 square feet office and warehouse
 For sale
 \$650,000

Contact

Commercial Investment Services
 Robert Stefka
 (308) 532.1332

912 24th Ave



Property Information

1,556 square feet of office or retail space

For sale

\$69,000

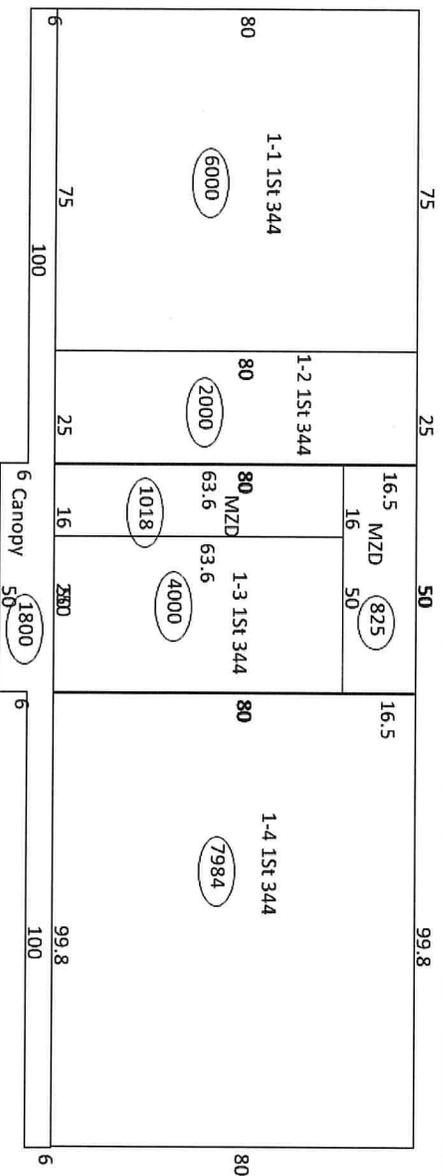
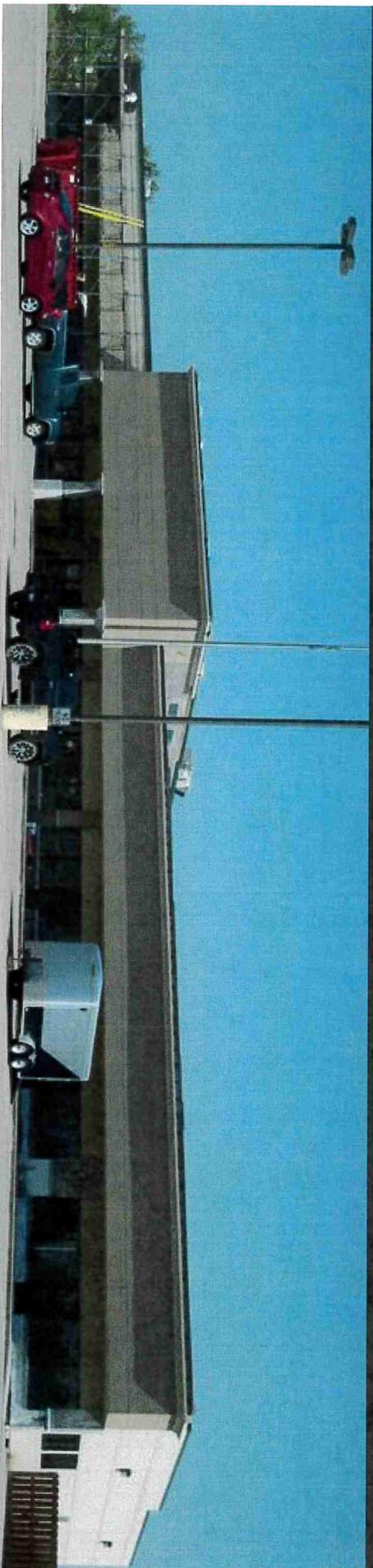
Contact

Wolff Realty

Steve Wolff

(308) 249.2303

610 Glover Rd



Property Information

14,000 square feet

Can be demised into 2,000 square foot office or retail suites

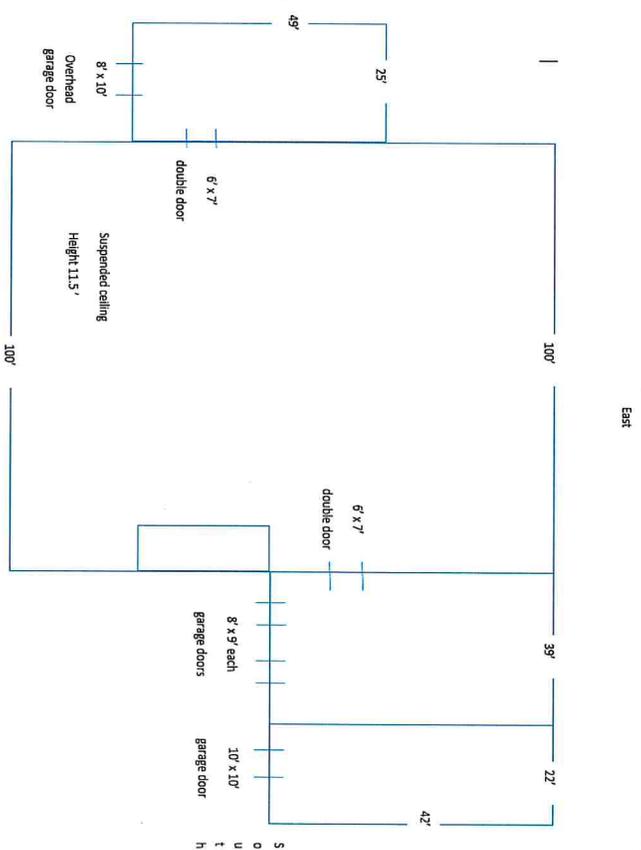
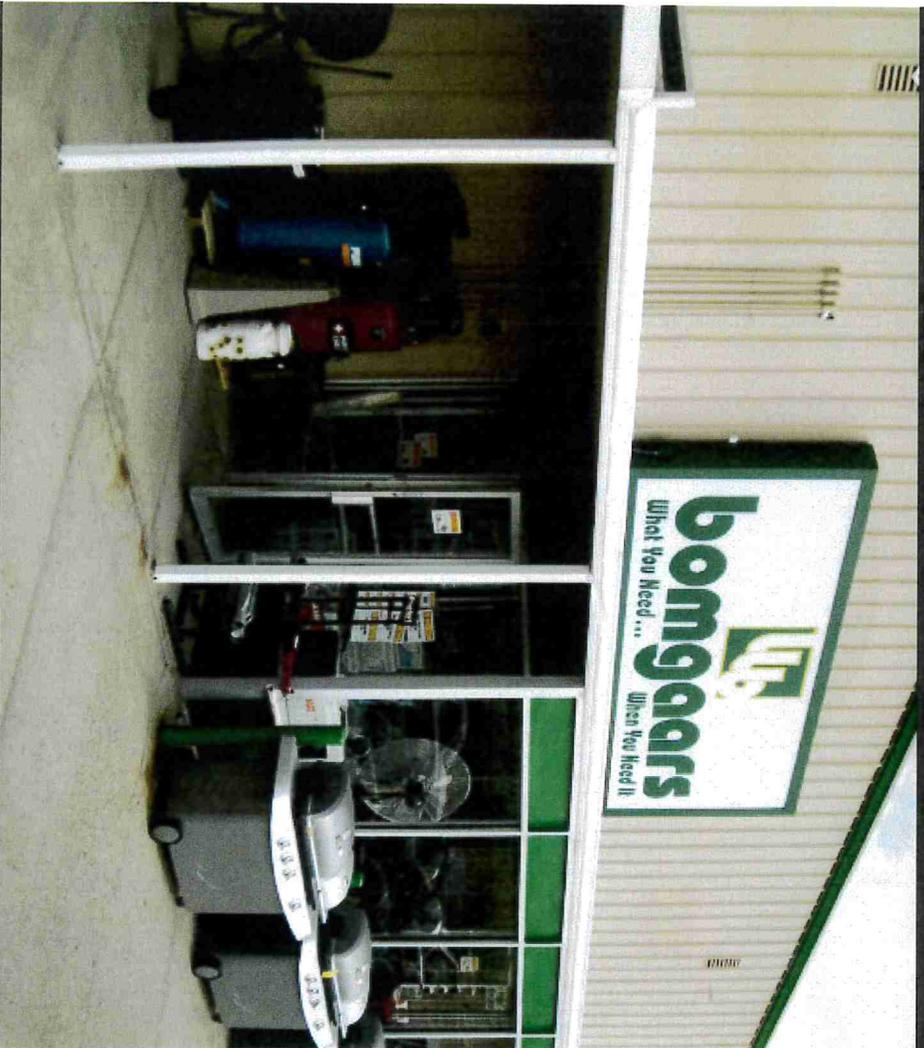
For lease

Negotiable

Contact

Matt Monheiser
(308) 250.1026

2555 Fort Sidney Rd



Property Information

13,600 square feet commercial or retail space

For lease

Negotiable depending on terms

Contact

Matt Monheiser
(308) 250.1026

INCENTIVES

Facade Enhancement

- Located in the expanded historic district
- Submit applications to the Historic Preservation Board for review and approval prior to beginning any work
- Exterior street facing facade including windows, masonry cleaning and repair, awnings painting, exterior lighting
- Design guidelines and applications available through the Economic Development Office located at City Hall
- Maximum \$5,000 matching funds

Signage Assistance

- Located in the expanded historic district
- Submit applications to the Historic Preservation Board for review and approval prior to beginning any work
- New signage, signage brackets, sign panels, restoration of historic signs, awnings with signs
- Design guidelines and applications available through the Economic Development Office located at City Hall
- Maximum of \$1,000 matching funds

Rental Assistance

- Located in the expanded historic district
- Submit application, business plan and 2 years of past/projected financials to Chamber of Commerce
- Up to \$500 per month for 6 months; maximum of \$3,000
- Business must stay operational for 2 year, or repayment of funds is required