

# OPERATING HOTEL SELLING REGARDLESS OF PRICE

1419 WEST 3RD STREET, ALLIANCE, NE 69301

LIVE & ON-LINE AUCTION - AUGUST 3, 2023 2:00 PM (MOUNTAIN STANDARD TIME) ON-LINE BIDDING CURRENTLY OPEN



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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## PROPERTY DESCRIPTION

Operating 30-room hotel. 14,046+/- SF hotel on 0.92+/- AC.

## PROPERTY HIGHLIGHTS

- Located on Highway #2
- Proximity to shopping, restaurants, and 2 highway systems
- Major Employers: Burlington Northern Railroad, WESTCO, Western Potatoes, Inc., and Perrin MFG
- Selling regardless of price subject to Court Approval

## LOCATION DESCRIPTION

Located in Alliance, Nebraska.

## OFFERING SUMMARY

**Sale Price:**

Selling Regardless of Price  
Subject to Court Approval

**Lot Size:**

0.92 Acres

**Building Size:**

14,046 SF

## CONTACT

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C 402.677.3004

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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### **AUCTION DETAIL:**

- August 3, 2023 at 2:00 PM Mountain Standard Time. Bidding will begin at 2:00 PM (MST). Highest on-line bid prior to 2:00 PM (MST) will be the opening live bid.
- On-line bidding and live, on-site bidding. Bidding on-line now.
- High bidder and back-up bidder will execute Purchase Agreement.
- All Terms, Conditions and Bidding Procedures included in Due Diligence Package.
- Inspections and tours with 48-hour notice to Auctioneer.
- FOR A FULL DUE DILIGENCE PACKAGE AND ON-LINE BIDDING INSTRUCTIONS, PLEASE CONTACT AGENT.

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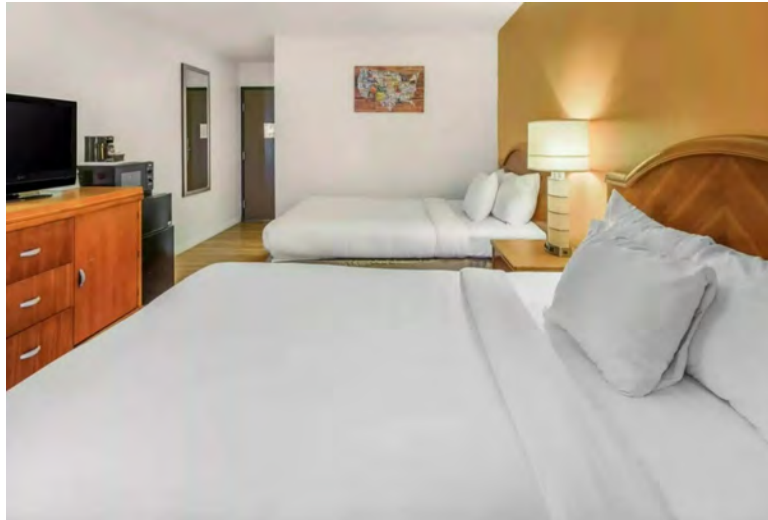
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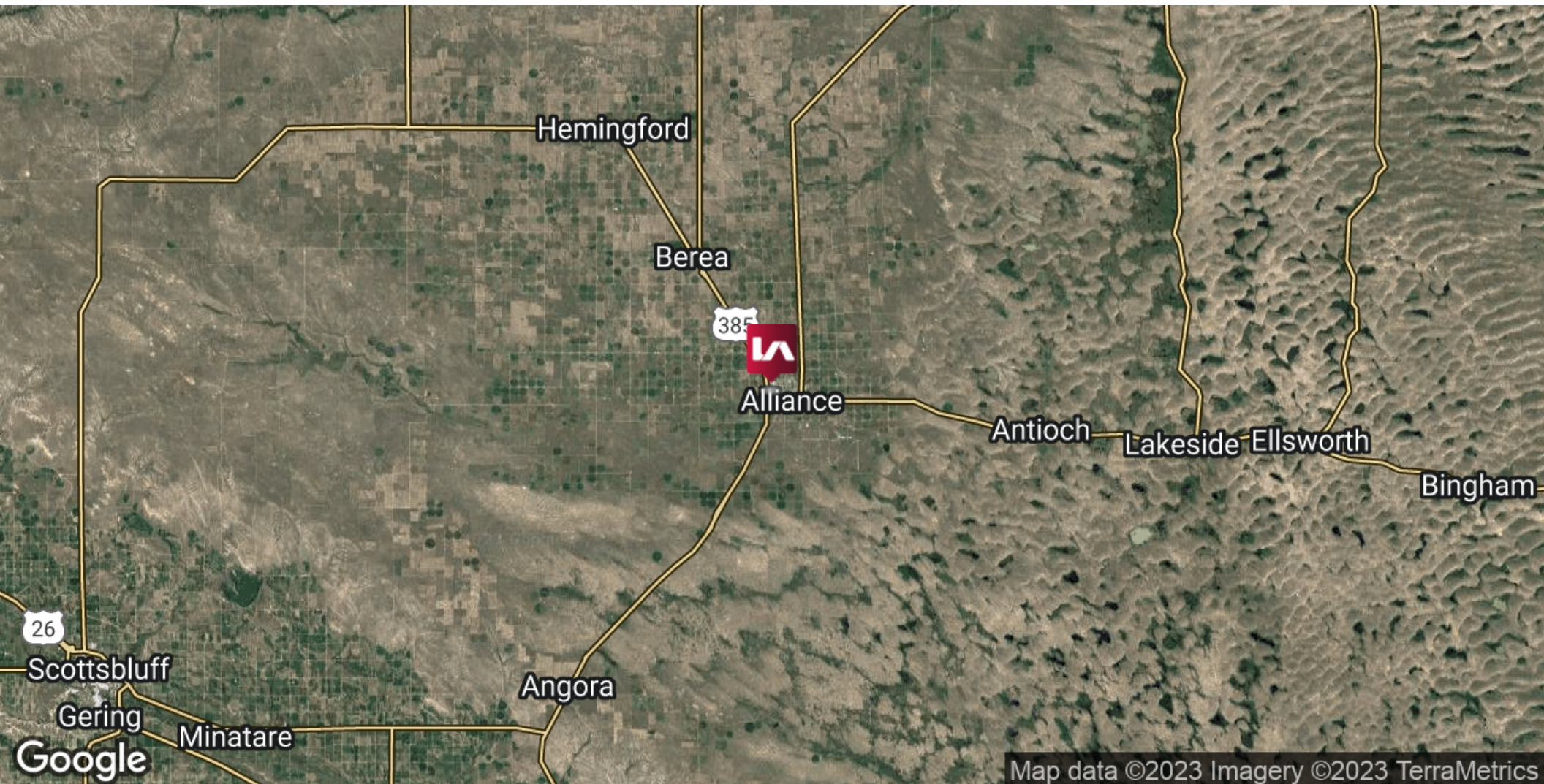
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