

☀️ Prime Downtown Hastings Commercial Property ☀️

325–333 West 2nd Street, Hastings, Nebraska

Seize this rare opportunity to own a versatile commercial property in the heart of **downtown Hastings**! Perfectly positioned on the **south side of West 2nd Street**, this expansive property offers exceptional visibility, flexible use options, and unbeatable proximity to the city's central business activity.

Property Highlights

- **Total Building Size:** 18,551 SF
- **Basement:** 6,200 SF semi-finished – great for storage, workspace, or future upgrades
- **Lot Size:** 18,750 SF
- **Zoning:** C-2 Central Business District – ideal for retail, office, financial, and service uses
- **Year Built:** 1920
- **Appraised Value:** \$890,000 (as of Nov. 2022)

Improvements & Features

- Historic **brick masonry construction** with modern updates
- **Concrete floors** with mixed finishes (carpet, tile, and sealed concrete)
- **Flat roof** with built-up cover and full insulation
- **Modern utilities:** Forced air heating, gas heating (upper levels), central A/C, standard plumbing and electrical
- **Interior features:** Painted drywall, suspended acoustic ceiling tiles, recessed and spot lighting
- **Site amenities:** Paved parking and walkways, exterior lighting, professional landscaping
- **Parking Lot:** New concrete pour in April 2025

Zoning & Use Potential

Located in the C-2 Central Business District, this site is primed for: **Retail storefronts, Professional or medical offices, Service-oriented businesses, or Mixed-use potential** with upper-floor possibilities. *Note: Storage is not permitted as the primary use on the ground level under current zoning regulations.*

Additional Information

- **Flood Zone:** FEMA Zone X – minimal flood risk
- **All public utilities** available at or near site boundaries
- **Legal Description:** Lots 4–9, Block 22, Johnson's Addition, City of Hastings, Adams County, Nebraska

Contact us today for early access details or to schedule a private showing. Call Jonathan Kiehl at (402) 327-6294 or jkiehl@csshope.org