



AMERICAN LEGACY LAND CO

FOR SALE

COMMERCIAL PROPERTY

Columbus, NE

1.58 +/- Acres

OFFERED AT:

\$620,000

ABOUT THIS PROPERTY:

Positioned just off Hwy 30 in Columbus, Nebraska, this versatile property offers a rare combination of functional space, recent updates, and future potential. Situated on 1.58± acres across two lots, the property features two connected buildings totaling 9,344± square feet. Originally built in 1960 and extensively updated in 2016, the property is well-equipped to support a wide range of business operations.

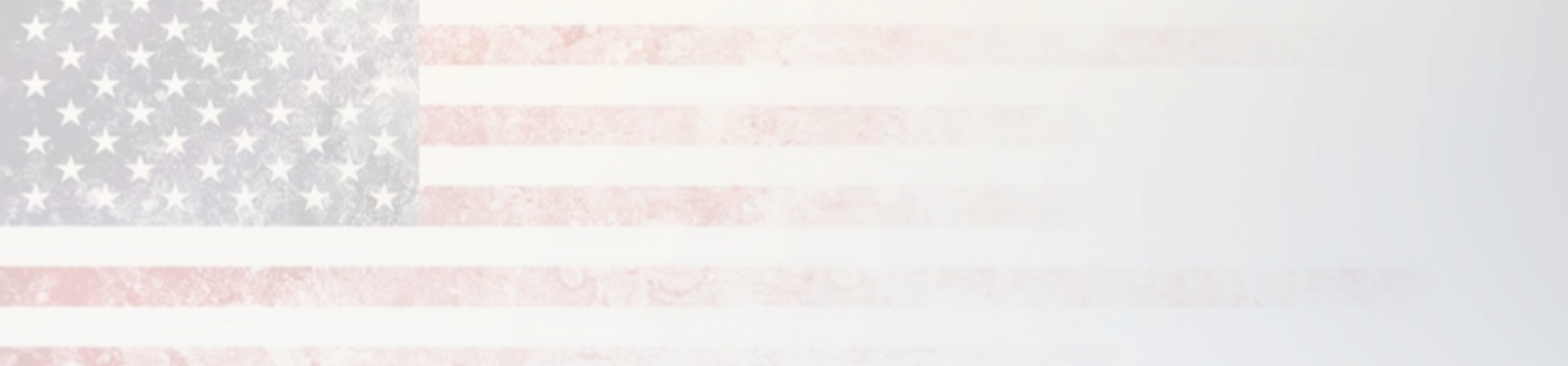


More About this Property:

The east building is designed for office and operational efficiency, featuring a welcoming reception area, private offices, conference room, storage areas, breakroom, and restroom facilities. The rear portion opens into a large flexible space suitable for warehouse use, storage, or shop work. The west building complements the property with an open-layout workspace divided into three functional sections, currently utilized for fabrication, mechanical work, and storage. This building includes an overhead door, restrooms, and adaptable space ideal for contractors, service-based businesses, or light industrial use. Recent improvements completed in 2016 include a sealed and coated roof, exterior paint, upgraded HVAC and electrical systems, remodeled office interiors, new concrete work, and installation of an overhead door and opener.

The property is located within the General Industrial District and benefits from excellent accessibility just off Hwy 30, where traffic counts exceed 23,000 vehicles per day. The paved access, corner positioning, and surrounding commercial/industrial presence make this a strategic location for visibility and logistics. A key highlight is the second vacant lot, offering a blank canvas for expansion, additional building development, equipment storage, or future resale potential.

Currently, the west building is leased on a month-to-month basis, providing immediate income with flexibility for a future owner.



Whether you're looking to establish a business, expand your current operation, or invest in a flexible commercial asset with upside, this property delivers multiple paths to value.

Directions: While traveling through Columbus on 23rd St, turn north on 16th Ave and the property is at the end of 16th Ave.

Legal Description: LOTS 5-6 INDUSTRIAL SITE S D #3 COLUMBUS IN SECTION 17 TOWNSHIP 17 RANGE 1E IN PLATTE COUNTY, NE

Address: 2565 16th Ave. Columbus, NE 68601

2025 Taxes: \$3,837.60

FEATURES:

- 1.58 +/- acres
- Sits on two lots
- Over 9,300 sq ft across two buildings
- Several renovations done in 2016
- Month-to-month tenant in one building
- Zoned general industrial district
- Ample parking for staff & customers
- Potential for business expansion



Aerial Map



©2026 AgriData, Inc.

Map Center: 41° 26' 25.38, -97° 20' 47.23

0ft 88ft 177ft



Maps Provided By:



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**17-17N-1E
Platte County
Nebraska**

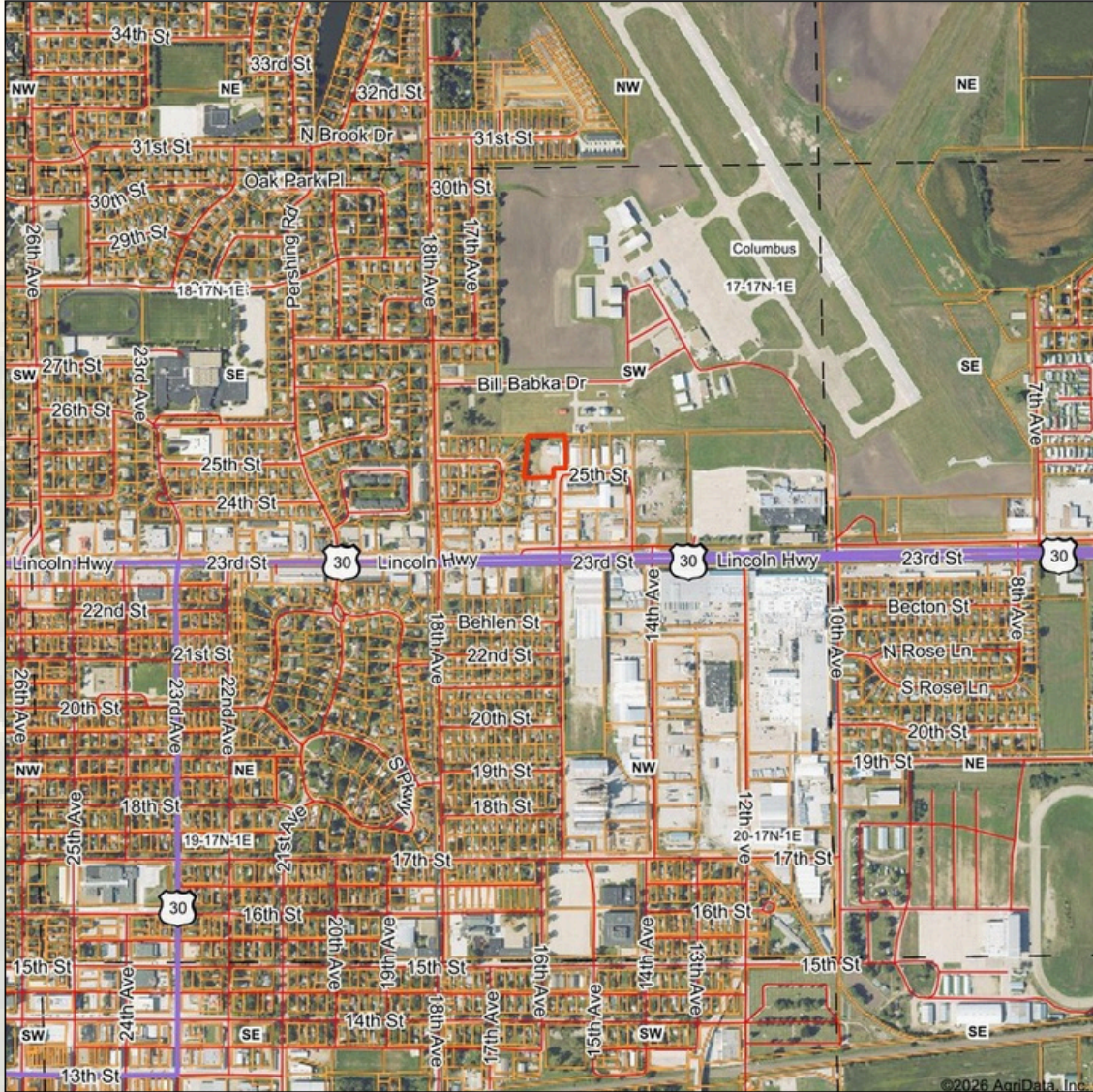


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Aerial Map



Boundary Center: 41° 26' 25.38, -97° 20' 47.23

0ft 1039ft 2078ft



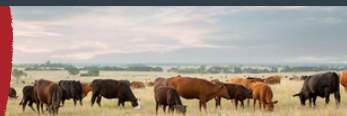
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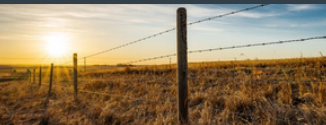
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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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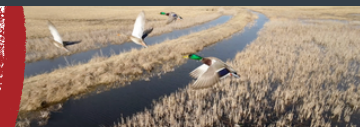
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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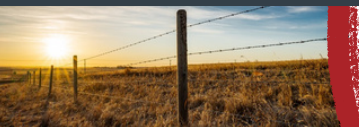
**COMMITTED • DETERMINED
TRUSTED**

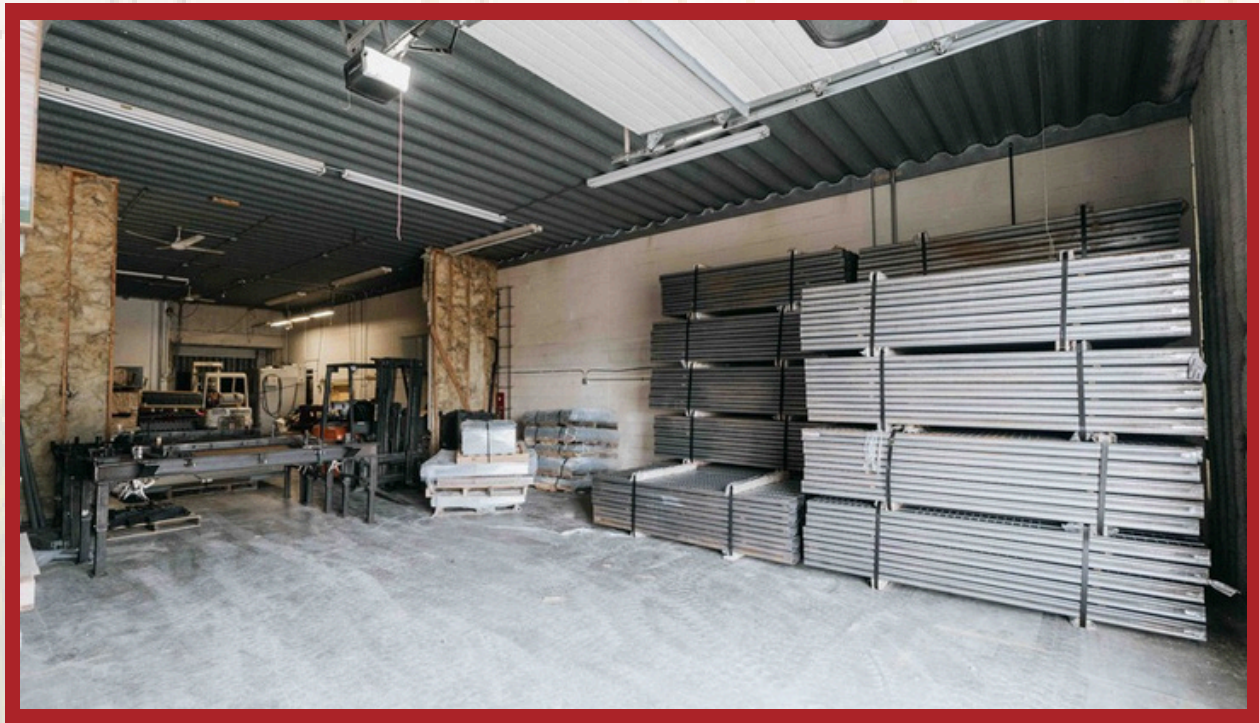






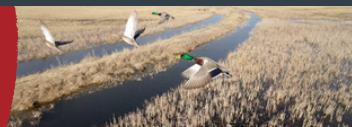
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About the Agent:

****Adam Spitz: Outdoorsman, Real Estate Pro, and Proud Father****

Adam Spitz, a Nebraska native, blends his love for the outdoors, real estate expertise, and commitment to family. Raised in rural Nebraska, Adam's childhood was filled with sports, outdoor adventures, and a deep appreciation for nature.

Passionate about hunting and fishing, Adam actively contributes to local conservation groups like NWTF, Pheasants Forever, and Ducks Unlimited. In 2017, he and his wife Shae entered the real estate scene, starting with home flipping and expanding into property investment, including an Airbnb in Columbus, NE.

As a proud father of three—Ryleigh, Kayson, and Brealynn—Adam shares his love for nature and hard work with his children. Beyond family life, his expertise in real estate led him to become a land agent, assisting clients in navigating property transactions with a unique blend of industry knowledge and a genuine passion for the outdoors.



Adam Spitz represents a life rooted in his passions: the thrill of the hunt, the tranquility of nature, and the complexities of real estate—all surrounded by the love and laughter of his growing family.

ADAM SPITZ, LAND AGENT



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