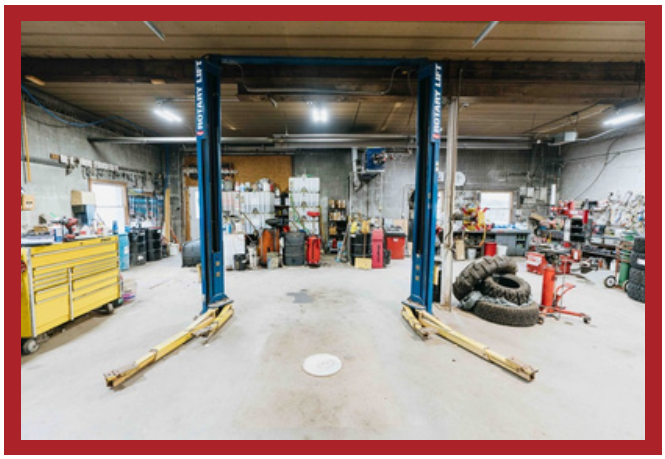








AMERICAN LEGACY LAND CO

FOR SALE

COMMERCIAL PROPERTY

Silver Creek, NE

.11 +/- Acre Lot

OFFERED AT:

$225,000

ABOUT THIS PROPERTY:

Located in Silver Creek, Nebraska, this 2,205+/- square-foot commercial building offers a practical space for a small business, automotive shop, or personal workspace. Currently used for tire and vehicle repair, the property provides an established shop setting with room for work bays, tools, and equipment.

AMERICAN LEGACY LAND CO

More About this Property:

Built in 1970, the building features two overhead doors that provide vehicle access to the main shop area. The open work space offers flexibility for repair work, storage, and a variety of projects. For an owner-operator looking for a place to establish or relocate a business, the building offers a manageable footprint without purchasing a larger facility.

Whether you're looking to continue a similar use or explore a different direction, this property offers an opportunity to own commercial space in a central Nebraska community.

Additional purchase opportunities may be available for buyers seeking more space or a broader business opportunity. Contact the listing agent for details and to schedule any showings.

Directions: The property sits on the south side of the intersection of Hwy 30 and Vine St in Silver Creek, NE.
Address: 210 Vine St. Silver Creek, NE
Legal Description: 33 16 3 O.T. SILVER CREEK THE S 68.75'X 66' OF LOT 1 & SE 22'X22' OF LOT 2 BLK 27 5-30SCV in Merrick County, NE

FEATURES:

- **2,205± square feet of commercial space**
- **Located in Silver Creek, NE**
- **Open main shop area**
- **Currently used for tire and vehicle repair**
- **Two overhead doors for vehicle access**
- **Room for tools, equipment, and workstations**
- **Manageable footprint for an owner-operated business**

MERRICK COUNTY, NEBRASKA

Aerial Map



Map Center: 41° 18' 54.32, -97° 39' 49.33

0ft 62ft 124ft

N W E S

33-16N-3W
Merrick County
Nebraska

11/2/2026

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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AMERICAN LEGACY LAND CO

Aerial Map



Boundary Center: 41° 18' 54.32, -97° 39' 49.33

0ft 704ft 1408ft

N W E S

33-16N-3W
Merrick County
Nebraska

11/2/2026

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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GAVER TIRE
TIRE PROS
& AUTO CENTER

AMERICAN LEGACY LAND CO





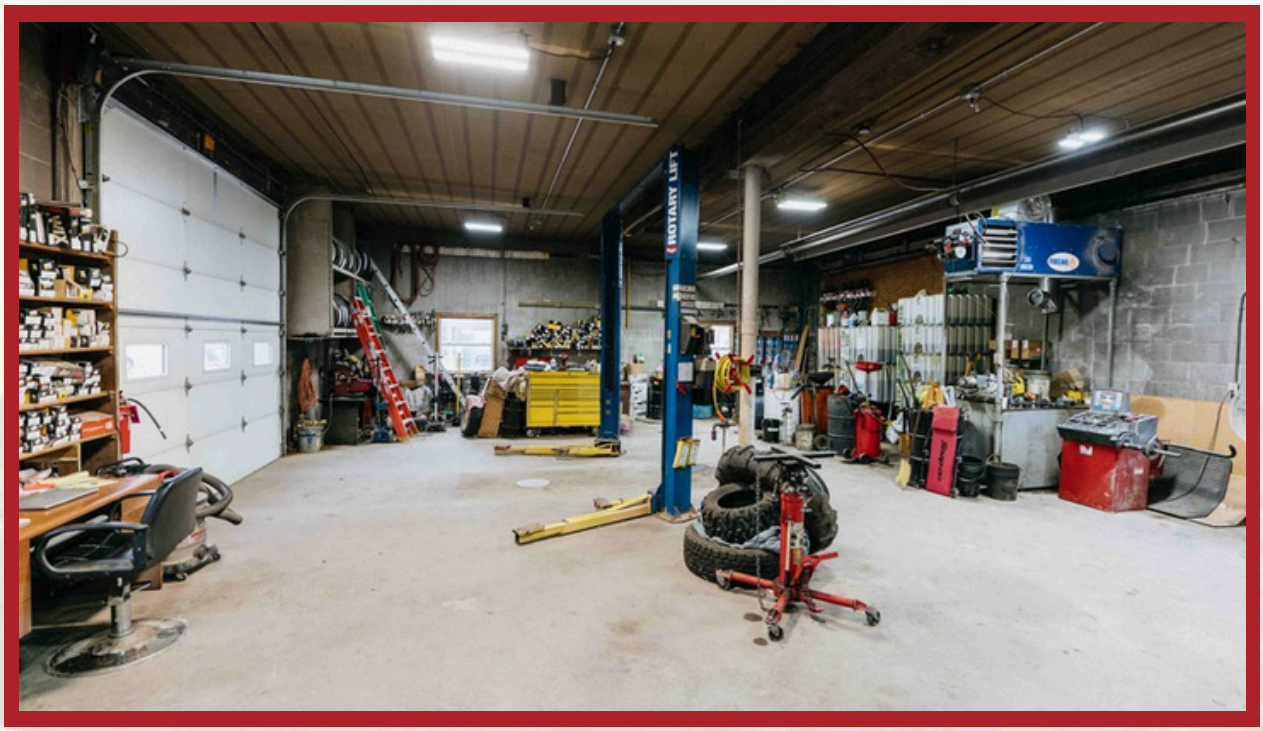


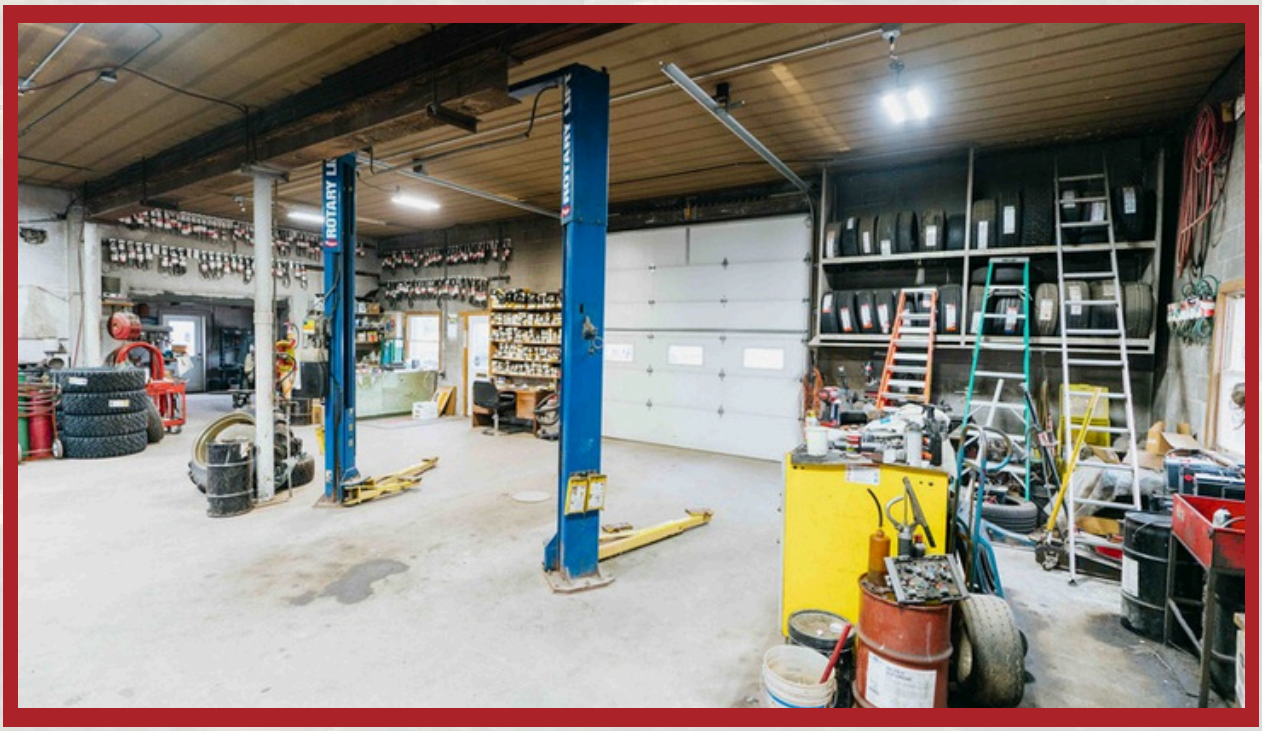


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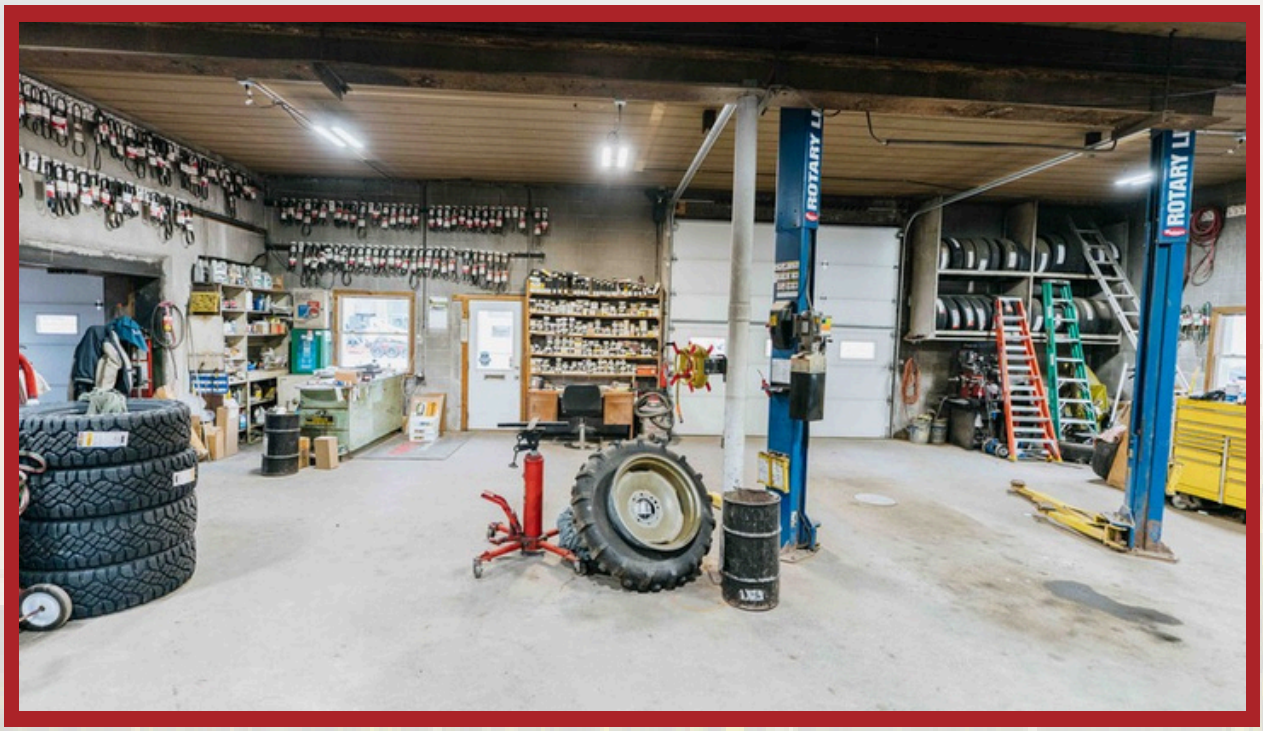


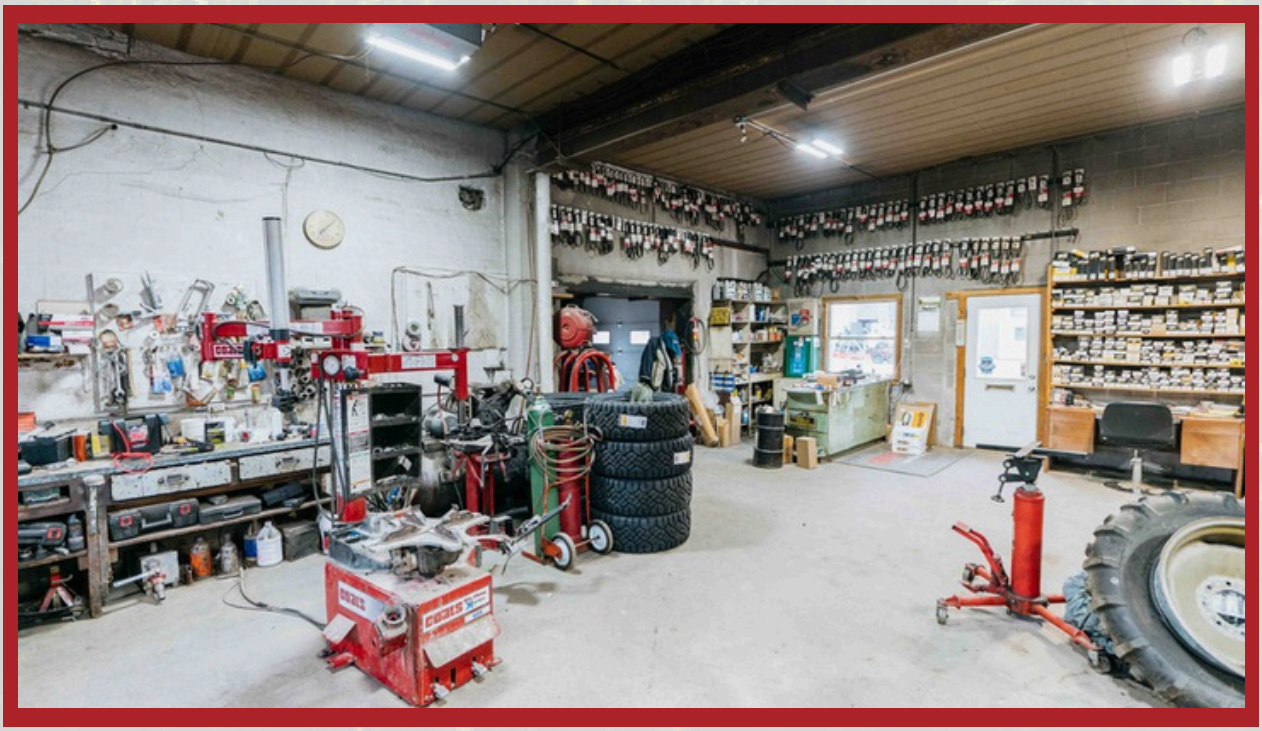



ROTARY LIFT

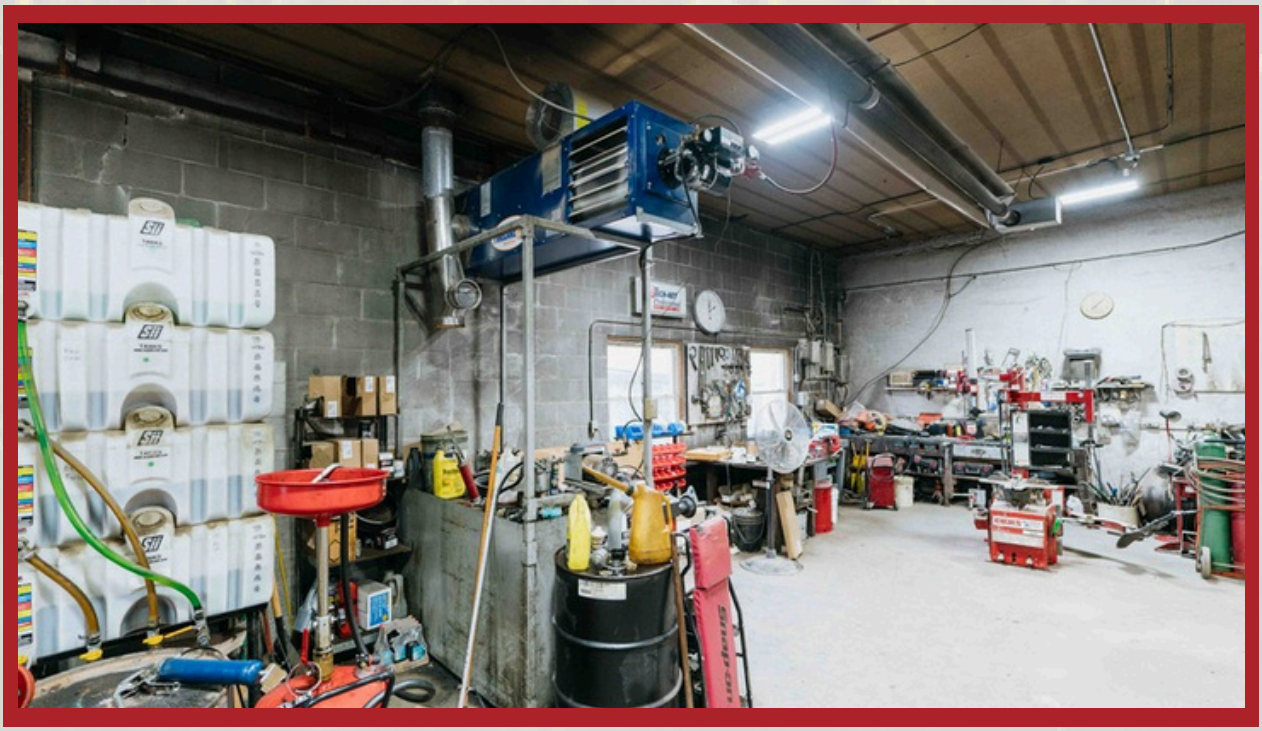

ROTARY LIFT

AMERICAN LEGACY LAND CO






CAROLINA



AMERICAN LEGACY LAND CO

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

402-276-6414

aspitz@AmericanLegacyLandCo.com

All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.