



Marvo, Inc.
POST OFFICE INVESTING

"FOR SALE"

USPS Leased Post Office

EUSTIS, NEBRASKA

106 North Main Street
Eustis, Nebraska 69028-3537

Asking Price: **\$120,000.00**
(or highest offer)

Phone: +1 800-393-1121

Fax: +1 845-468-7060

Web: www.marvoinc.com

E-mail: Marvo.Inc@gmail.com

Address: PO Box 840
Rhinebeck, NY 12572

Annual Rent: **\$12,800.00** from 1/1/2020 to 12/31/2024 (for 5 years).

5 Year Option(s): **\$11,742.00** from 1/1/2025 to 12/31/2029 (for 5 years).

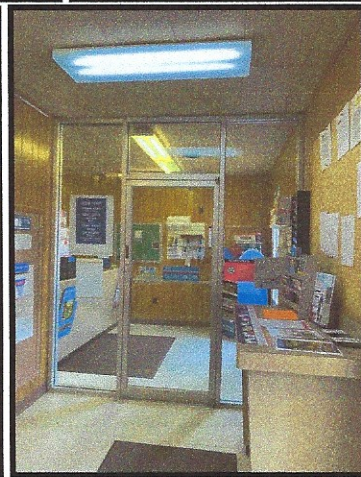
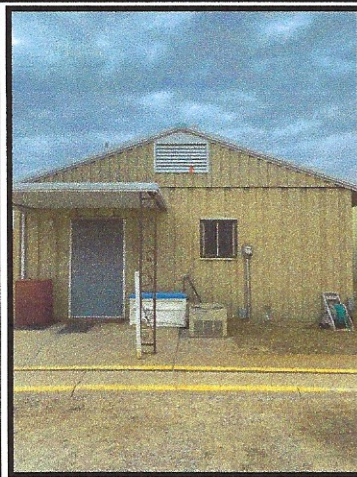
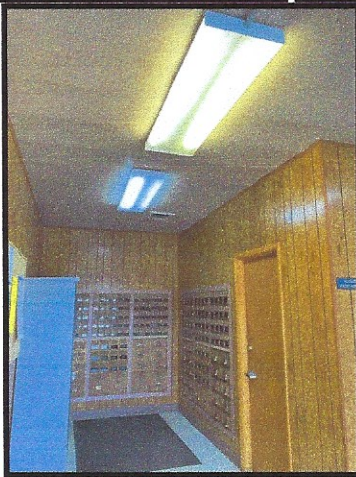
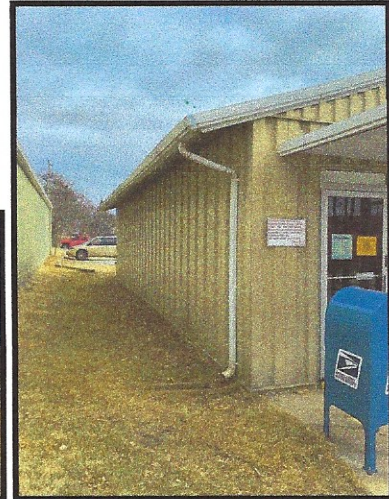
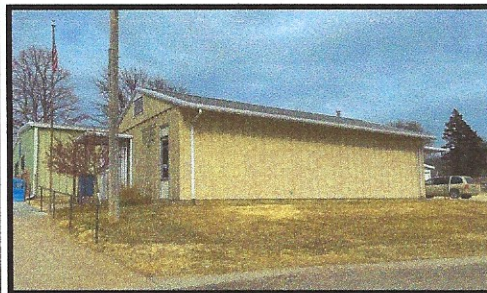
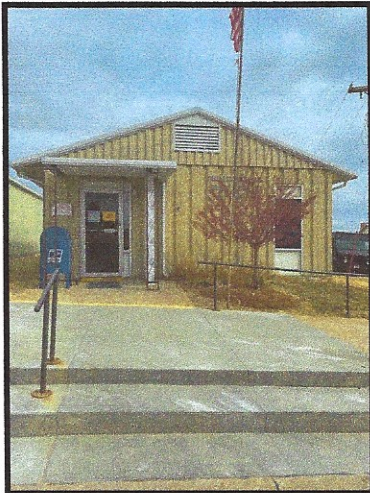
\$12,916.00 from 1/1/2030 to 12/31/2034 (for 5 years).

Dimensions: 897 interior square feet on 9,800 site square feet.

Utilities: USPS

Addendums: Landlord Maintenance Rider + USPS Tax Reimbursement Rider.

Notes: The nearest post office to Eustis is Elwood, NE which is 10.5 miles away. Eustis is not only delivering mail on routes of its own it is also sorting and delivering mail for Farnam, NE.



For further information or to make an offer call: **(800) 393-1121**

Or email: Marvo.Inc@gmail.com

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**Carrier Routes in ZIP Code 69029
FARNAM, NE**

Type of Route	County FIPS	Residential	Business	PO Box	Unknown Type	Total Deliveries	Apartment	Suite	Vacant	No Deliveries	Vacant & No Deliveries
PO Boxes	21062	0	0	0	0	0	0	0	0	0	0
PO Boxes	21062	0	0	0	0	0	0	0	0	0	0
General Delivery	21062	0	0	0	0	0	0	0	0	0	0
Highway Contract	21062	57	5	0	7	69	8	0	9	14	5
Highway Contract	21063	31	2	0	4	37	0	0	2	5	2
Highway Contract	21111	20	5	0	6	31	0	0	3	10	3
Rural Route	21062	0	1	0	0	1	0	0	0	1	0
Rural Route	21062	31	6	0	5	42	0	0	0	39	0
Rural Route	21111	1	2	0	1	4	0	0	0	4	0
Totals		140	21	0	23	104	8	0	14	73	10

12 Local Post Office nearest to EUSTIS, NE 69028

Address	City	State	ZIP	Phone	Distance
106 N MAIN ST	EUSTIS	NE	69028-3537	308-486-2071	0.4
203 SMITH AVE	ELWOOD	NE	68937-5247	308-785-2214	10.5
102 E 9TH ST	COZAD	NE	69130-9998	308-784-3400	13.8
203 E 6TH ST	LEXINGTON	NE	68850-9998	306-324-2069	17.4
100 N ASH ST	MOOREFIELD	NE	69039-6727	308-367-4278	19.2
1021 LAKE AVE	GOTHENBURG	NE	69138-9998	308-537-2121	19.4
203 WELLINGTON ST	STOCKVILLE	NE	69042-8901	308-367-5470	20.4
701 MINOR AVE	BERTRAND	NE	68927-1242	306-472-3319	23.1
302 CENTER AVE	CURTIS	NE	69025-3002	306-367-4167	25.3
416 NEBRASKA AVE	ARAPAHOE	NE	68922-2762	308-962-7213	26.1
519 C ST	OVERTON	NE	68863-5351	308-887-2560	26.6
710 PATTERSON ST	CAMBRIDGE	NE	69022-6598	308-697-4234	27.3

DISCLOSURE: Marvo, Inc. is in contract to buy this post office at a price lower than the asking price on the top of the front page of this brochure. Marvo is willing to assign and thereby sell the Contract of Purchase and Sale to a third party at a suitable assignment fee. **DO NOT CALL THE POST OFFICE OR THE OWNER WITHOUT FIRST ASKING PERMISSION FROM MARVO, INC. IF YOU DO, YOU WILL BE GUILTY OF "LEGAL INTERFERENCE" IN AN ONGOING CONTRACTUAL TRANSACTION.** This offering is void where prohibited by law. Marvo retains the right to withdraw this offering or change terms &/or pricing at any time without notice. None of the information herein is warranted as it has been received from a 3rd party.