

# BOULDER CREEK

14208 & 14132 S STREET  
OMAHA, NE 68137

**For Sale: \$1,740,660**







# PROPERTY HIGHLIGHTS

Conveniently positioned between Millard Avenue, Q Street, and 144th Street, this 3.33 acre land listing offers exceptional access to major commercial corridors and is just minutes from prominent retailers. Zoned CC, this site supports a wide array of development possibilities including retail, commercial, and mixed use projects.

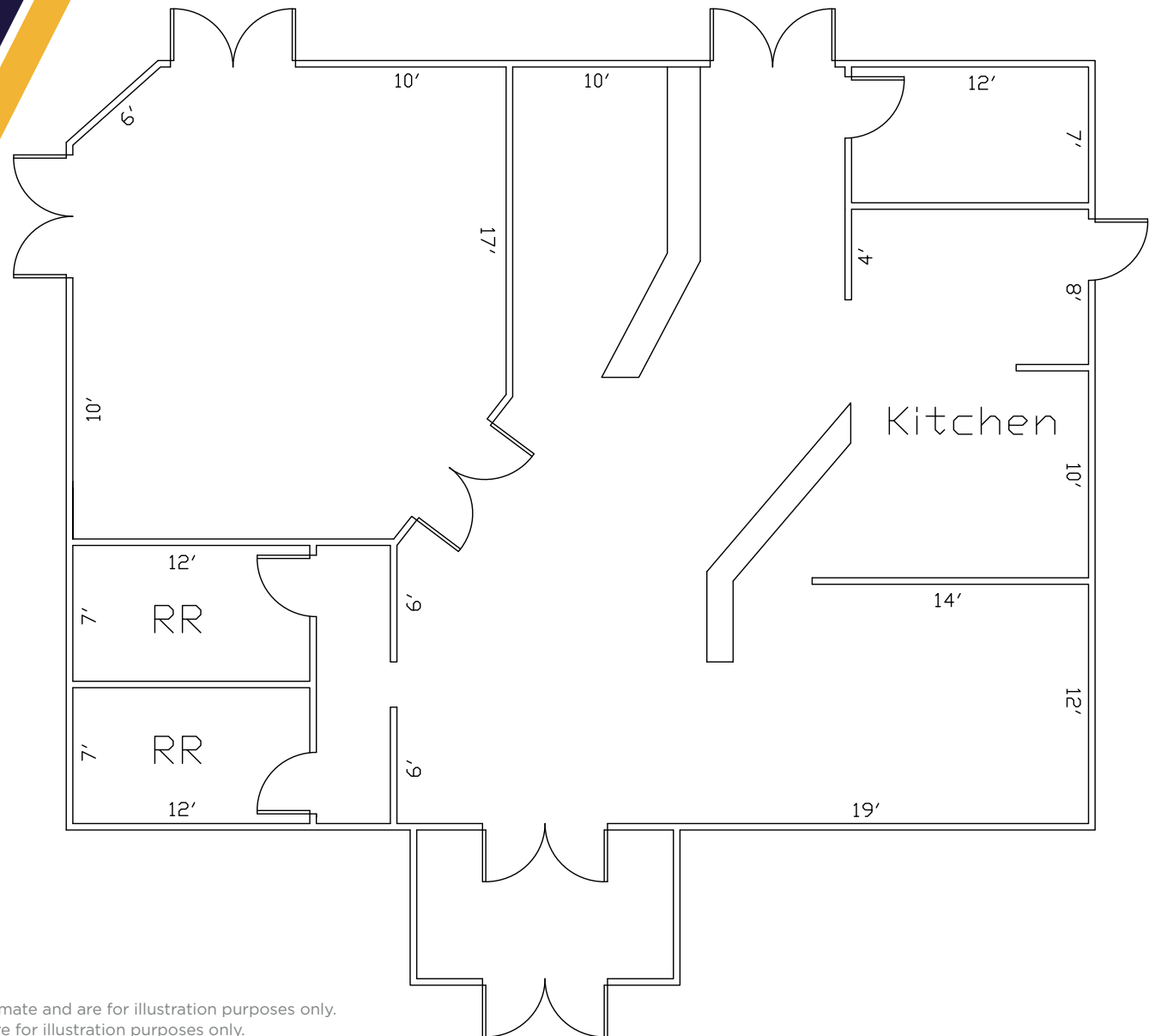
Currently featuring a 2,288 SF building and a putt-putt course, this property presents an exciting opportunity for redevelopment in a high-visibility location.

## HIGHLIGHTS

- Sale Price: \$1,740,660
- Price PSF: \$11.98
- Price Per Acre: \$522,720.72
- Gross Acres: 3.33
- Gross SF: 145,242.11
- Zoning: CC
- Flood Plain: No

# FLOOR PLAN

145,242 SF



\*\* Floor plan measurements are approximate and are for illustration purposes only.

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# AERIAL MAP






# INTERIOR PHOTOS







For more information, please contact:

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