



CUSHMAN &  
WAKEFIELD

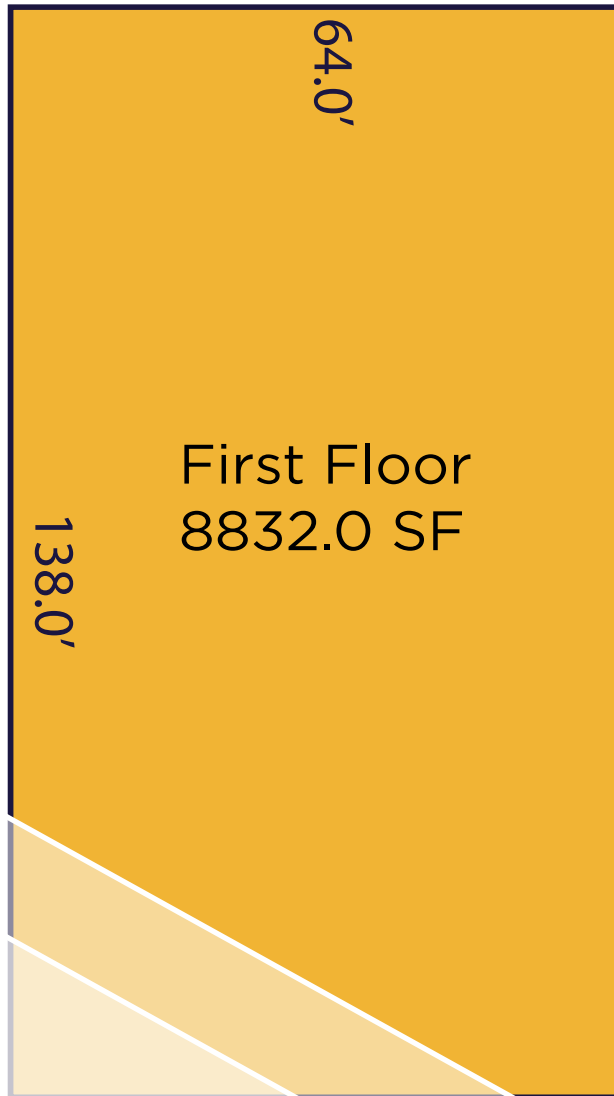
LUND  
COMPANY

# 6410 AMES AVENUE

OMAHA, NE 68104

**For Sale**  
**Available Now**  
**Price: \$190,000**





# HIGHLIGHTS

**Prime redevelopment or investment opportunity on a hard corner along high-traffic Ames Avenue.** Situated on 0.6 acres with over 22,000 vehicles passing daily, this 8,832 SF former laundromat offers strong visibility, flexible access, and multiple paths for value creation. Can be repositioned for creative redevelopment to maximize the site's excellent exposure and scale.

- **Sale price:** \$190,000
- **Available SF:** 8,832
- **Lot size:** 0.6 acres
- **Year built:** 1977
- Currently configured for multiple tenants
- Former coin laundry
- Proximity to 72nd Street retail, Benson Park Golf Course, Marian High School, and other surrounding amenities



# AERIAL MAP







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