

CUSHMAN &
WAKEFIELD

LUND
COMPANY

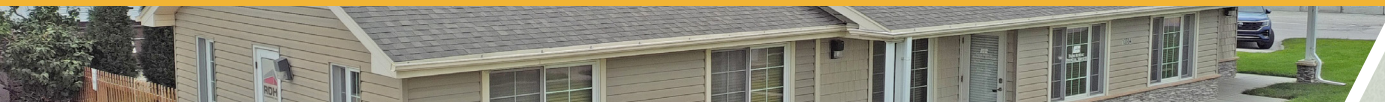


13504 STEVENS ST.

OMAHA, NE 68137

2,324 SF Office Building for Sale

\$581,000





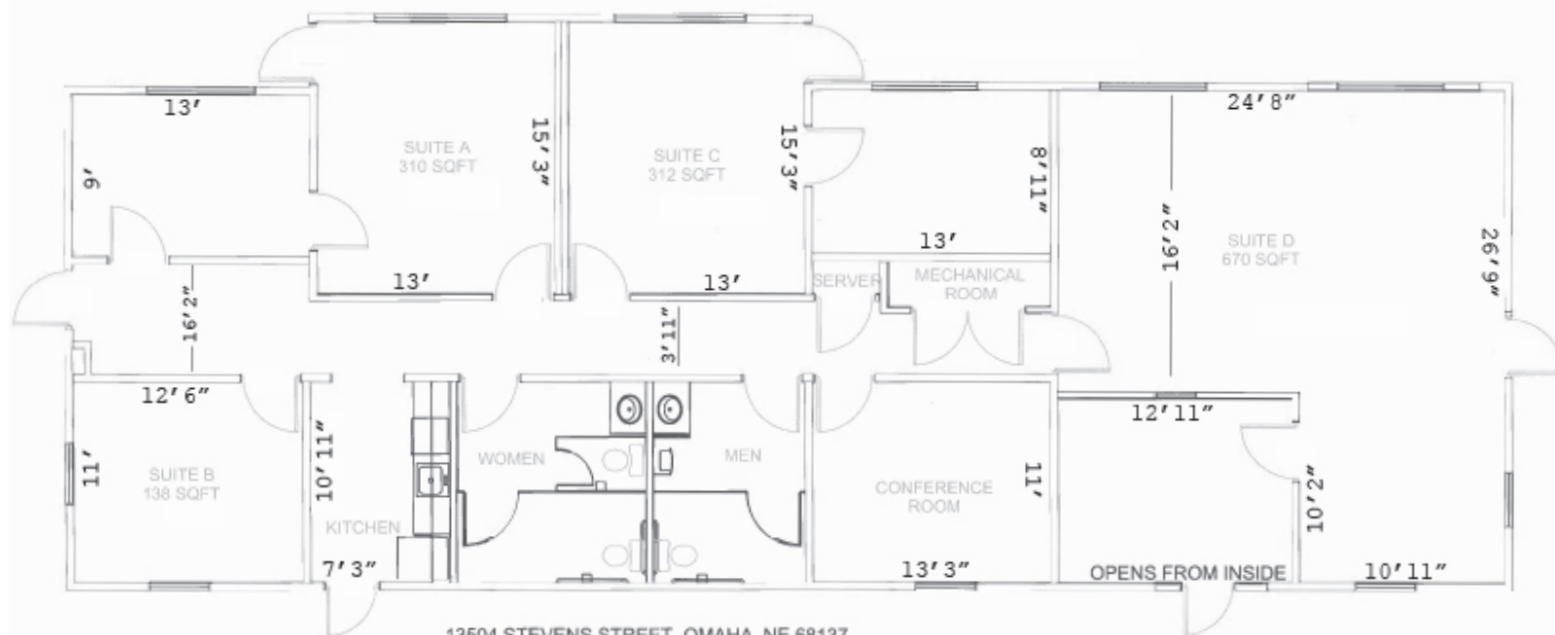
PROPERTY HIGHLIGHTS

Property was renovated in 2009 to be an executive suite type building by the previous owner. Well located in the Millard area with easy access to Millard Avenue, 132 Street, Q Street and L Street.

HIGHLIGHTS/

- Sale Price: \$581,000
- Price/SF: \$250.00
- Building Size: 2,324 SF
- Minimum Divisible: 143 SF
- Maximum Contiguous: 2,324 SF
- Year Built/Renovated: 1960/2009
- Number of Spaces: Five (5)
- Total Site Area: .24 AC
- Zoning: CC
- Parking: 4.8:1

FLOOR PLAN



2,324 SF

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

DEMOS



POPULATION

1 MILE: 7,986
3 MILES: 89,542
5 MILES: 222,488



MEDIAN HOUSEHOLD INCOME

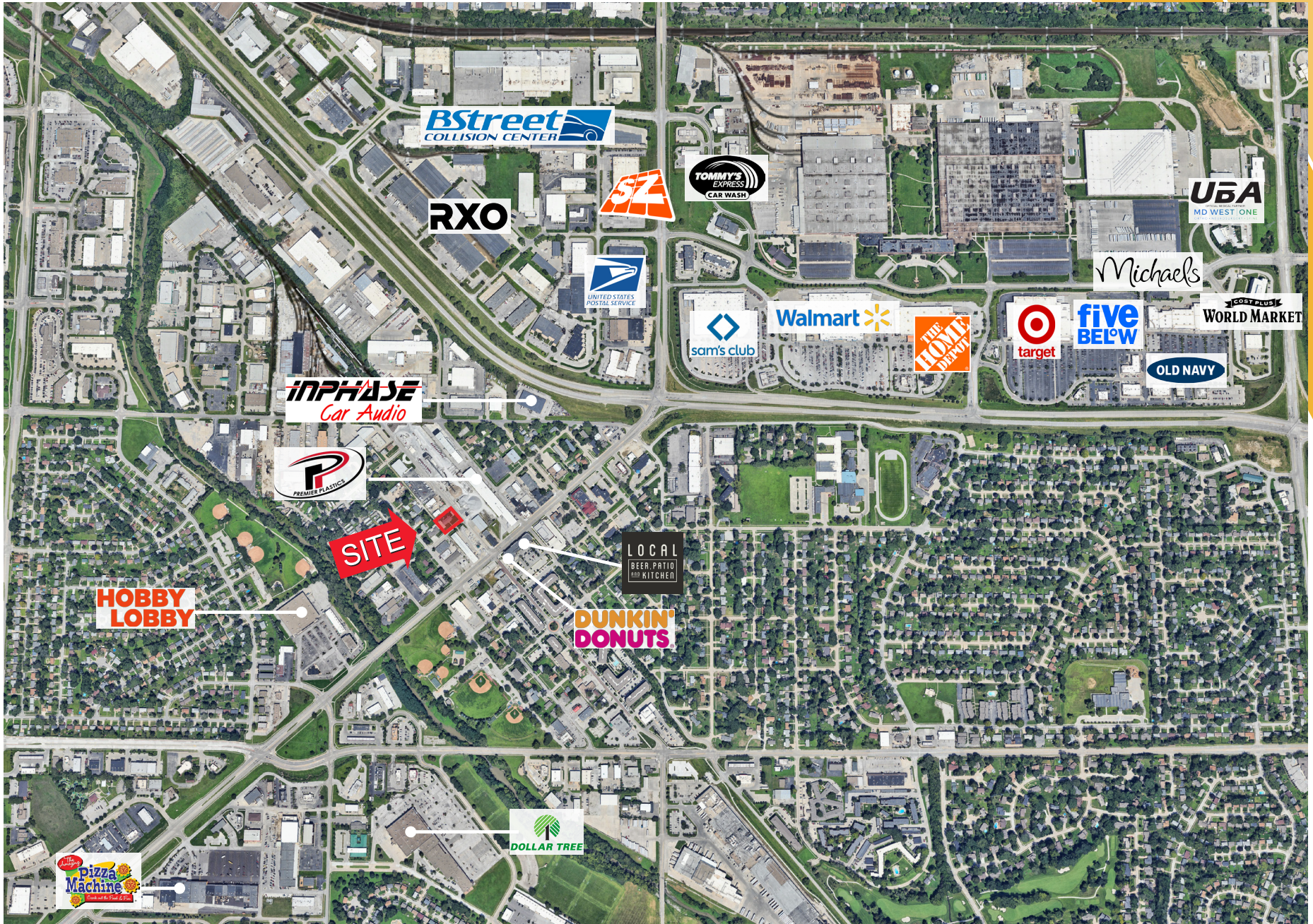
1 MILE: \$75,671
3 MILES: \$97,653
5 MILES: \$103,710



TOTAL HOUSEHOLDS

1 MILE: 3,466
3 MILES: 36,900
5 MILES: 90,180

AERIAL MAP





For more information, please contact:

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