

CUSHMAN &
WAKEFIELD

LUND
COMPANY

4885 S. 118TH STREET

OMAHA, NE 68137



OFFICE BUILDING FOR SALE 17,786 SF

PROPERTY HIGHLIGHTS

Two-story office building located minutes from the interstate. Perfect owner-user opportunity with a central, highly accessible location. Approximately \$1,700,000 renovations in 2020 and approximately \$900,000 of FF&E currently in place. Owner has meticulously maintained the property.

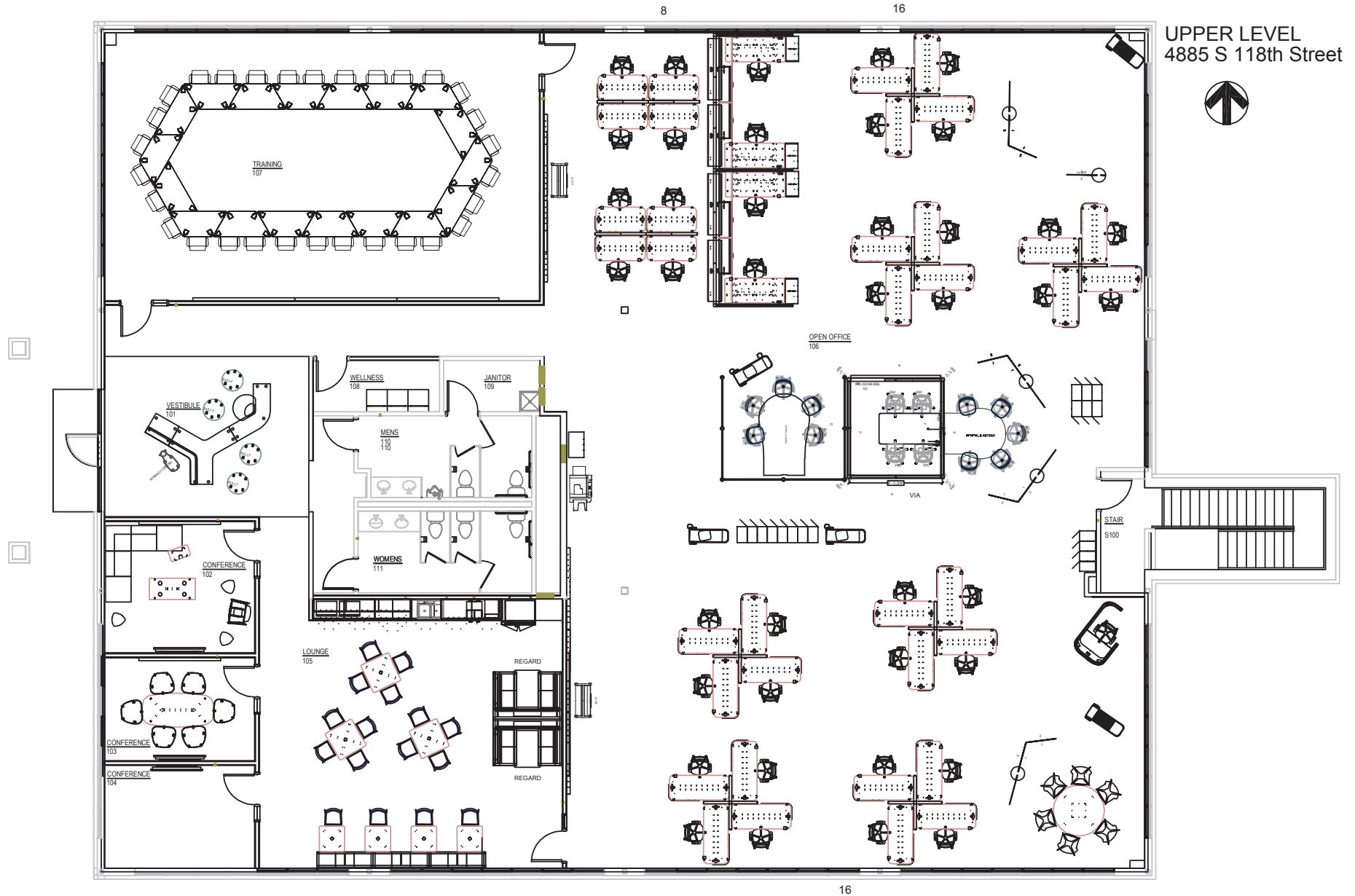
Year Built/Renovated:	1977/2020
Floors:	Two (2)
Building Size:	17,786 SF
Space Available:	17,786 SF
Sale Price:	\$2,490,000
Price/SF:	\$140.00
Site Area:	1.93 AC
Zoning:	CC
Parking:	81 Stalls (4.55:1)



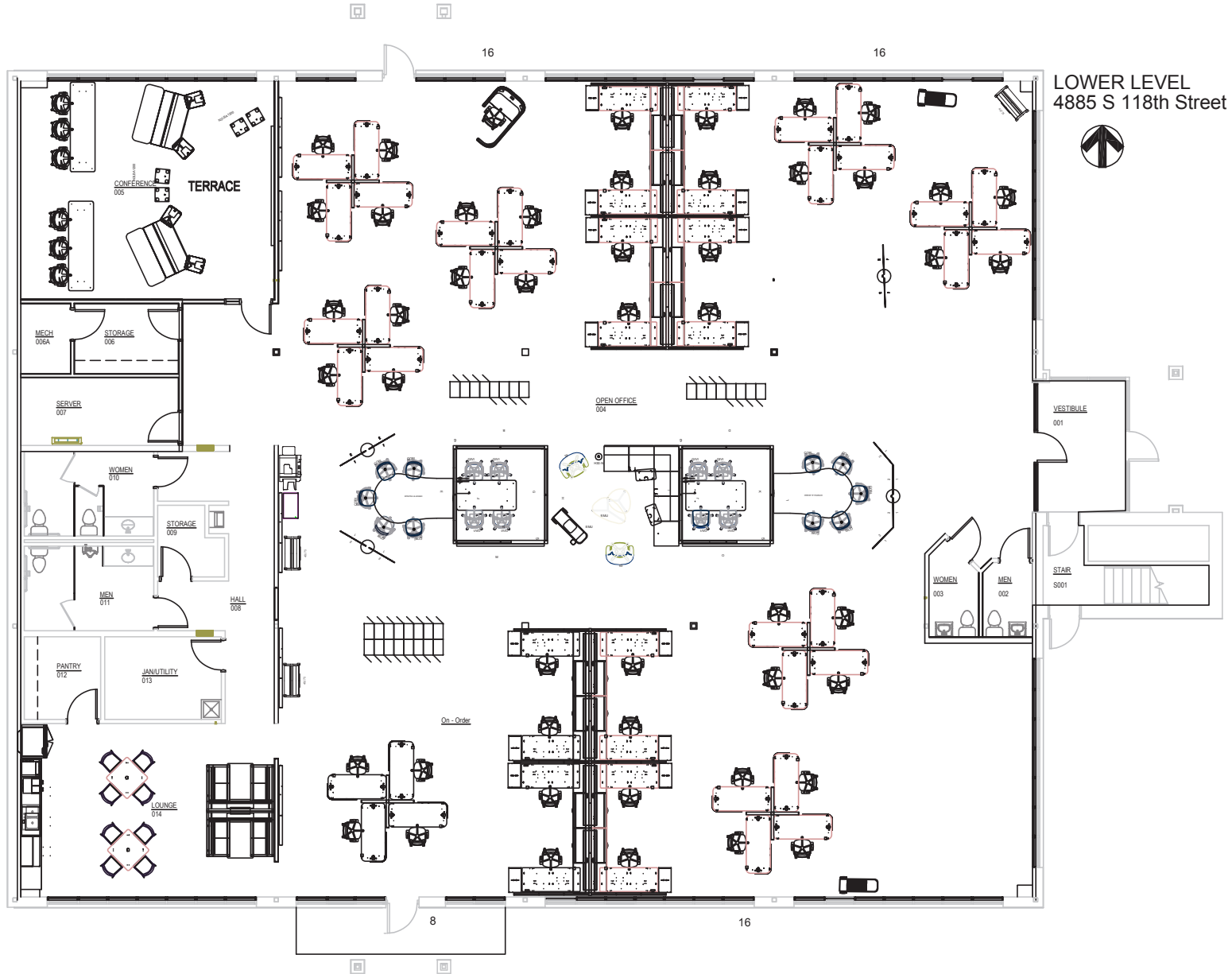
PROPERTY PHOTOS



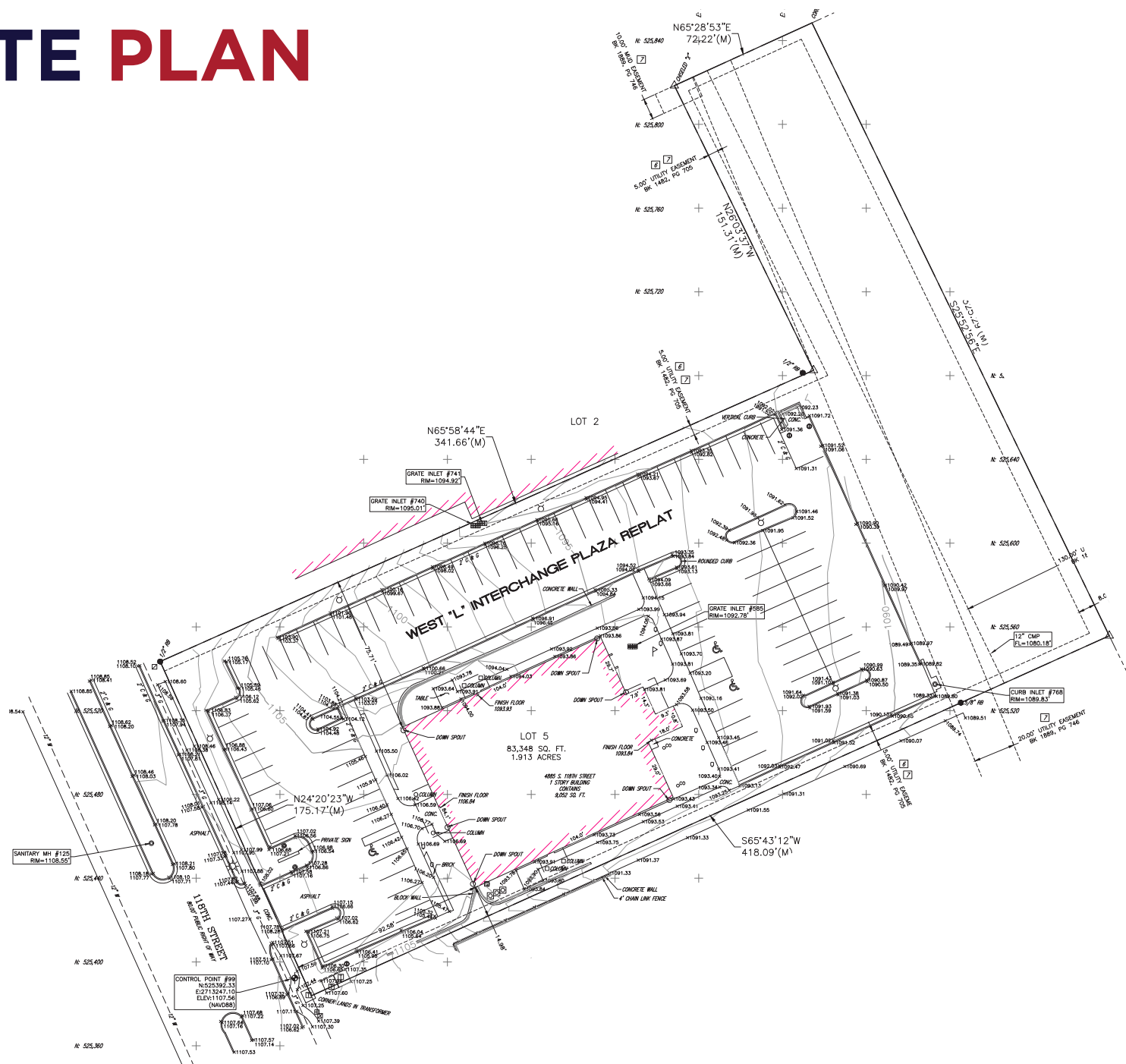
FLOOR PLAN



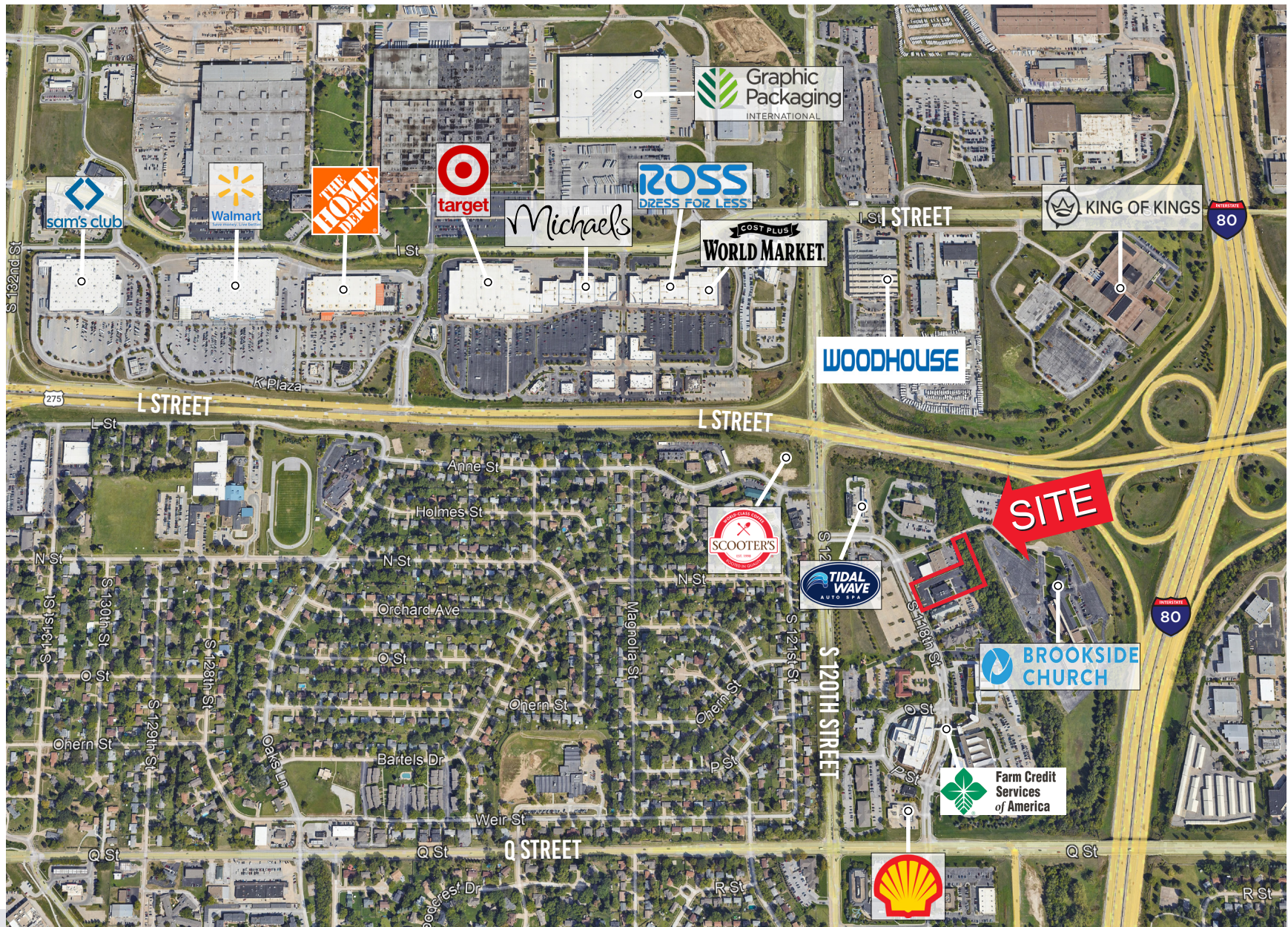
FLOOR PLAN

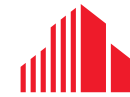


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