# NAINP Dodge

# For Sale/For Lease **Office Building** 750-12,588 SF Available

#### Located in Opportunity Zone

# Sale: \$495,000 | Lease \$8.00 PSF (NNN)

13321 California Street, Suite 105 Omaha. NE 68154 402 255 6060 nainpdodge.com

#### Bryan Hartmann

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## 6969 Grover Street | Omaha, NE 68106

### **Property Features**

- · Multi-tenant with tenants in-place or ability for single occupant
- Affordable office building | Opportunity to start your R.E. Investment portfolio
- Great location with visibility and access from 72nd St exit of of I-80
- New roof December 2018
- NNN: \$2.79 PSF

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## **Building Details**

Building Size	12,588 SF
Tenancy	Multiple
Building Class	С
Number of Floors	3
Year Built	1969
Opportunity Zone	Yes
Construction Status	Complete
Construction Type	Wood Frame
Restrooms	Yes
HVAC	Yes

### **Property Details**

0.54 Acres

**General Office** 

Grover Street

and Grover

57,754 VPD at 72nd

30 Surface Spaces

2.40/1,000 SF

Lot Size

Zoning

Frontage

Traffic

Count

Parking Spaces Parking

Ratio

Lot

#### **Location Details**

Market

County

Cross

Streets

Omaha/Council Bluffs Submarket Midtown Omaha Douglas 72nd and Grover

#### **Demographics**

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Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,161	35,252	116,654
Total Population	7,281	83,263	278,437
Average HH Income	\$49,774	\$66,157	\$63,313

6969 Grover Street

#### **Available Spaces**

Space	Lease Rate	Lease Type	Size (SF)	Term



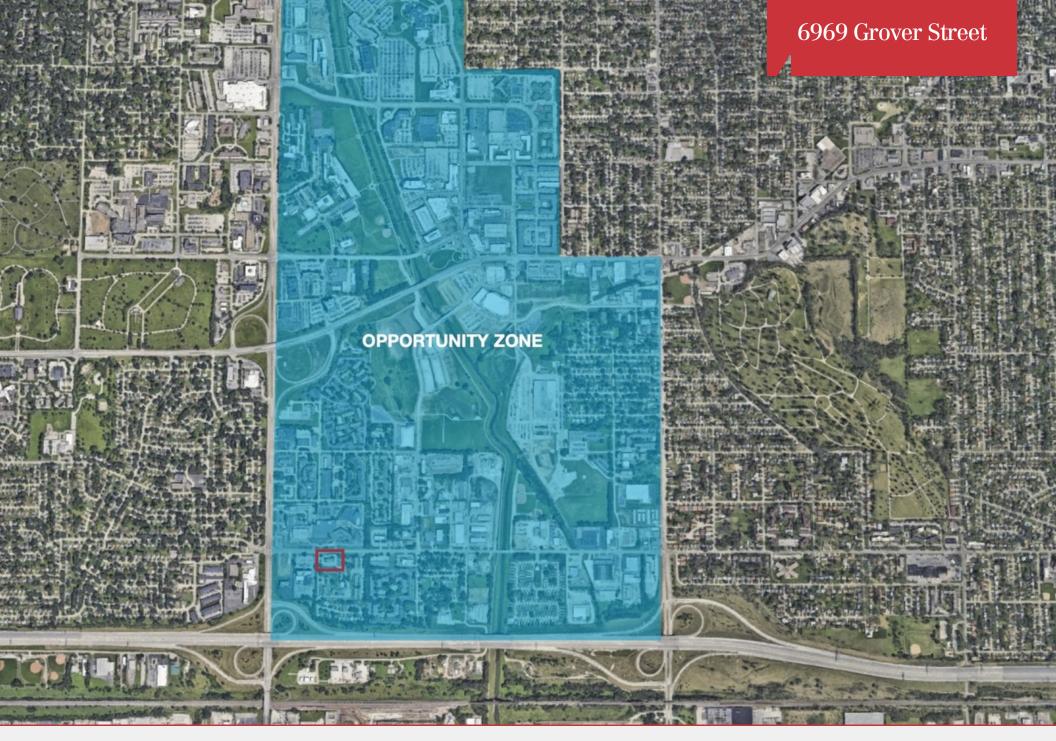
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