

22145 W MAPLE, ELKHORN, NE 68022

22145 W MAPLE

\$995,000



**INVESTORS
REALTY INC.**

SALE BROCHURE

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CoStar
POWERBROKER
2017 Top Firm Award



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Year Built:	2001
Building Size:	13,800
Zoning:	CC-FF-MCC
Market:	Omaha
Submarket:	Elkhorn
Price / SF:	\$72.10

PROPERTY HIGHLIGHTS

- Two Buildings totaling 13,800 SF
- Located along busy West Maple
- Office and warehouse space
- Large lot for parking--2.683 AC



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PROPERTY DETAILS

SALE PRICE

\$995,000

LOCATION INFORMATION

County/Township	Douglas
Market	Omaha
Taxes, 2018	\$17,185
Cross Streets	222nd & Maple

BUILDING INFORMATION

Building 1 Size	12,000 SF
Building 2 Size	1,800 SF
Tenancy	Single
Number Of Grade Level Doors	6
Ceiling Height	16'
Office Space	7,000 SF
Number Of Floors	1 floor plus Mezzanine
Year Built	2001
Framing	Wood
Roof	Steel
Free Standing	Yes
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	2.683 Acres
APN#	2028400480
Taxes, 2018	\$17,185

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Description	Concrete and Rock
Trailer Parking	Yes

UTILITIES & AMENITIES

Gas / Propane	Building is mostly electric heat in the office area, with a couple of furnaces in the office space on propane. Warehouse is all propane heat.
Power	120/208 3-Phase
Central HVAC	GFA
Restrooms	3
Exterior Description	Eifs/Dryvit & Steel
Water/Setter	The entire building is MUD water service



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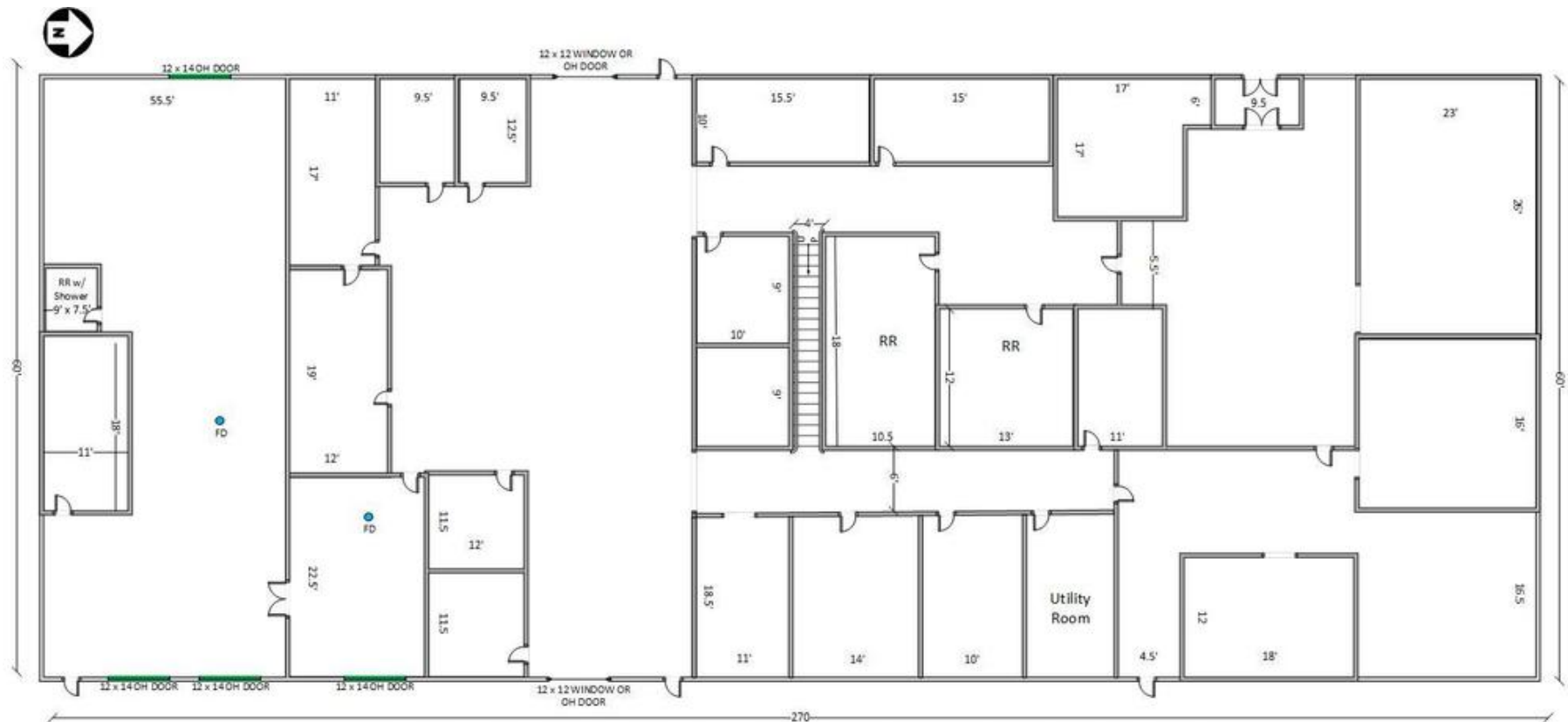


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FLOOR PLAN 22145



NOTE: THIS DRAWING IS AN APPROXIMATION OF EXISTING STRUCTURES AND FEATURES PROVIDED FOR CONVENIENCE & MARKETING ONLY. ALL DIMENSIONS ARE APPROXIMATE. FIELD VERIFY ALL DIMENSIONS.

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FLOOR PLAN 22145

Floor Plan Information



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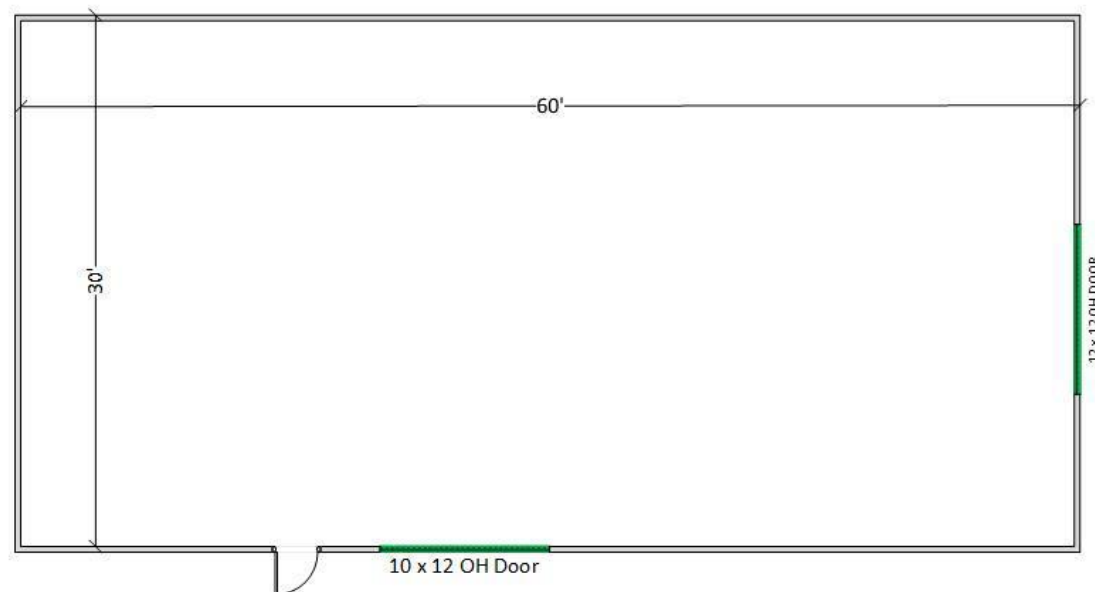
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FLOOR PLAN ANNEX



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FLOOR PLAN 22145 ANNEX

Floor Plan Information



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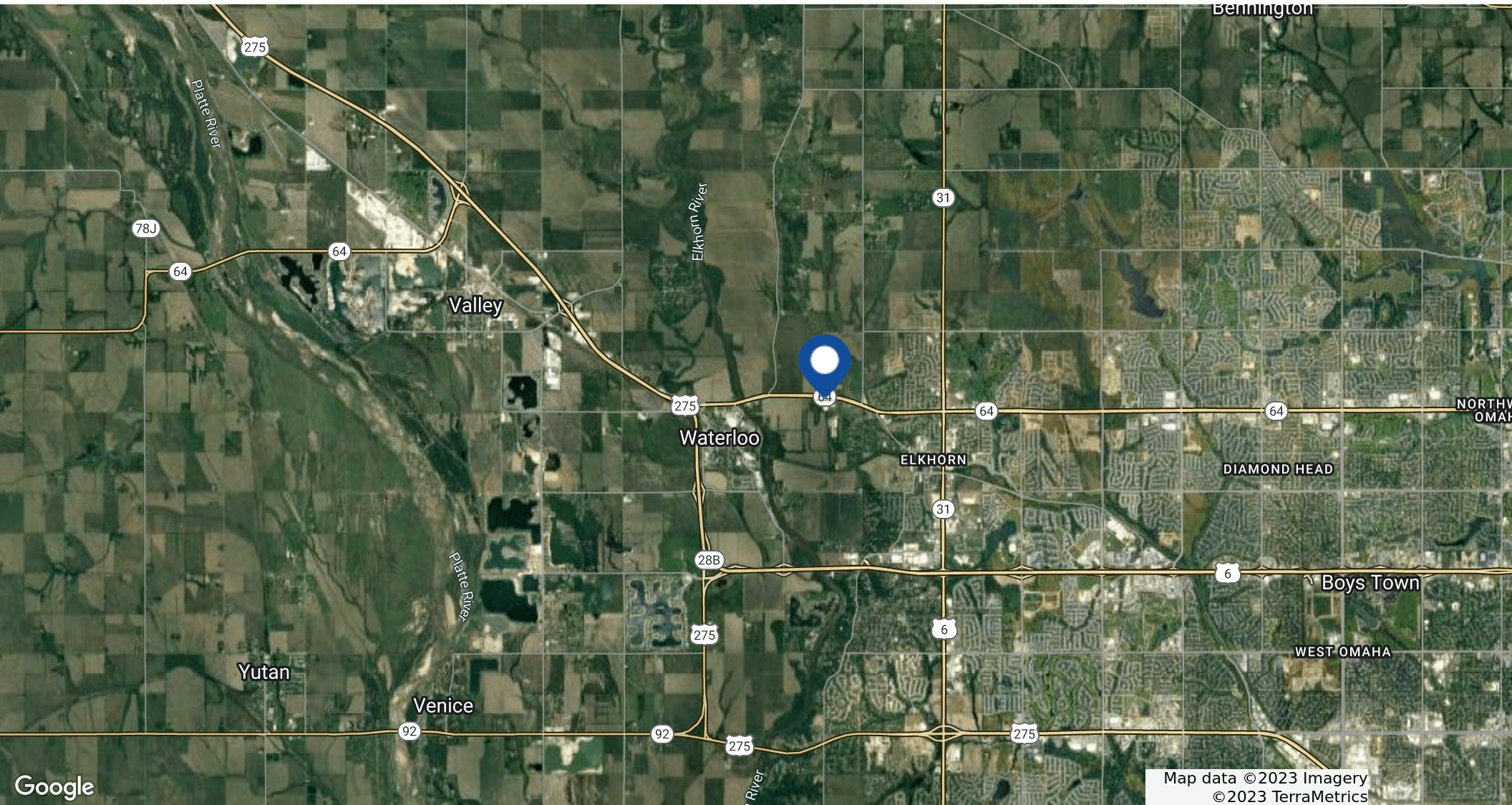
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EXTENDED AERIA



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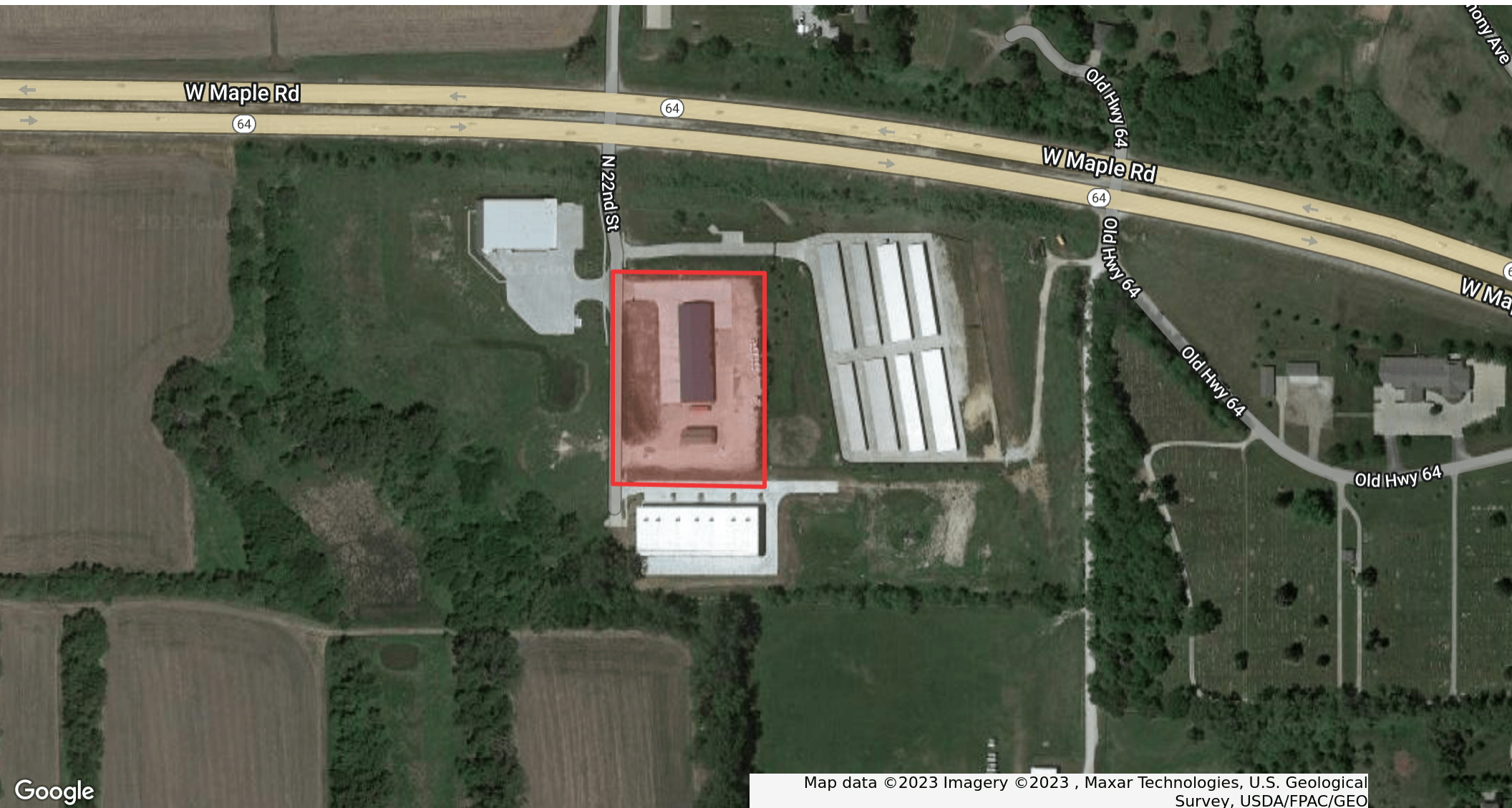
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CLOSE AERIAL



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ADDITIONAL PHOTOS



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