



4054 & 4060 Vinton Street | Omaha, NE 68105

\$699,000

Property Features

- Sale includes two buildings (one multi-tenant and one single-tenant)
- 79% occupancy
- Easy access to Interstate 80 and Interstate 480
- Recently renovated and included efficient office layouts
- Monument signage

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

Chris Falcone
Senior Vice President
402 255 6066
cfacone@npdodge.com

Building Details

Building Size	8,000 SF
Occupancy	75.0
Tenancy	Multiple
Building Class	C
Number of Floors	2
Year Built	1979
Year Renovated	2018
Construction Status	Existing
Construction Type	Wood frame
Elevator	Yes

Property Details

Lot Size	.83 Acres
Zoning	CC
Parking Spaces	39 Spaces
Parking Ratio	4.1/1,000 SF

Location Details

Market	Omaha/Council Bluffs
Submarket	Midtown Omaha
County	Douglas
Cross Streets	42nd & Grover

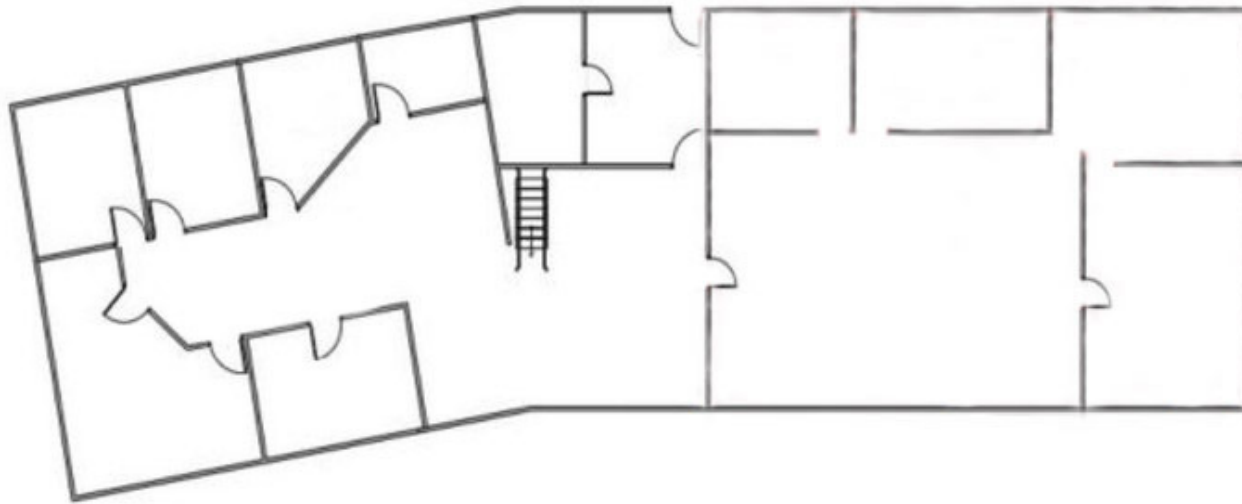
Demographics

Demographics	1 Mile	2 Miles	3 Miles
Total Households	5,241	21,665	51,103
Total Population	12,370	52,934	126,627
Average HH Income	\$48,366	\$48,108	\$46,997



4054 & 4060 Vinton Street





4054 & 4060 Vinton Street

