

DANA LIFE LIBRARY

38,887 SF | \$2,500,000

701 ANGELS SHARE DR, BLAIR, NE 68008



WWW.INVESTORSOMAHA.COM



JOHN H. DICKERSON, CPM

402.778.7521

jdickerson@investorsomaha.com





701 ANGELS SHARE DR

EXECUTIVE SUMMARY

OFFERING SUMMARY

| | |
|----------------|--------------------|
| SALE PRICE: | \$2,500,000 |
| Building Size: | 38,887 SF |
| Price / SF: | \$64.29 |
| Lot Size: | 0.77 Acres |
| Property Type: | Retail |
| Year Built: | 1969 |
| Zoning: | Commercial |

PROPERTY OVERVIEW

The library building is part of the former Dana College Campus. It is in very good condition and can be repurposed into an office building. There are three floors. Most of the lower level is finished in addition to the upper two floors. There is an atrium with skylight between the first and second floor. There will be some rehab work required, i.e. HVAC upgrade, clean out, remodeling, etc. This needed rehab was considered in establishing the sale price. Parking is across the east drive, but more parking could be added around the building.

PROPERTY HIGHLIGHTS

- The former campus is going to be a technical campus for training youth in the areas of the trades and technology.
- Workforce housing is already under construction on two areas of the campus grounds for trained workers as they ascend in their education and training, so they can remain in the community of Blair. Another land area is available with direct access to the highway for higher level housing.
- There is a federal and city park abutting the campus with beautiful trails.
- A number of groups are planning to buy or lease other parts of the campus to relocate their operations, all of which cater to education and training.
- The former student union center is planned to reopen. This includes a coffee shop, potential convenience store and banquet facilities.

JOHN H. DICKERSON, CPM

402.778.7521 | jdickerson@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





DANA LIFE LIBRARY

701 ANGELS SHARE DR, BLAIR, NE 68008

BUILDING INFORMATION

| | |
|----------------------|--|
| Building Size | 38,887 SF |
| Number Of Floors | 2 |
| Year Built | 1969 |
| Construction Status | Existing |
| Exterior Description | Masonry Brick, Concrete Block, Concrete Panel |
| Roof | Rubber Membrane with Rock Ballast |
| Interior Description | The building was previously used as the campus library and has an open floorplan design. It has large, open areas on both floors, office, and storage. |
| HVAC | Boiler / Chiller |

PARKING & TRANSPORTATION

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

SITE INFORMATION

| | |
|------------------------|---|
| County | Washington |
| Zoning | Commercial |
| Lot Size | 0.77 Acres |
| Number Of Buildings | 1 |
| Land Legal Description | BC Transformation Hill Add Lot 9 PC 9 114 |
| Location Description | Former Dana College, Blair, NE |

UTILITIES & AMENITIES

| | |
|---------------|-----|
| Power | Yes |
| Gas / Propane | Yes |

OFFERING SUMMARY

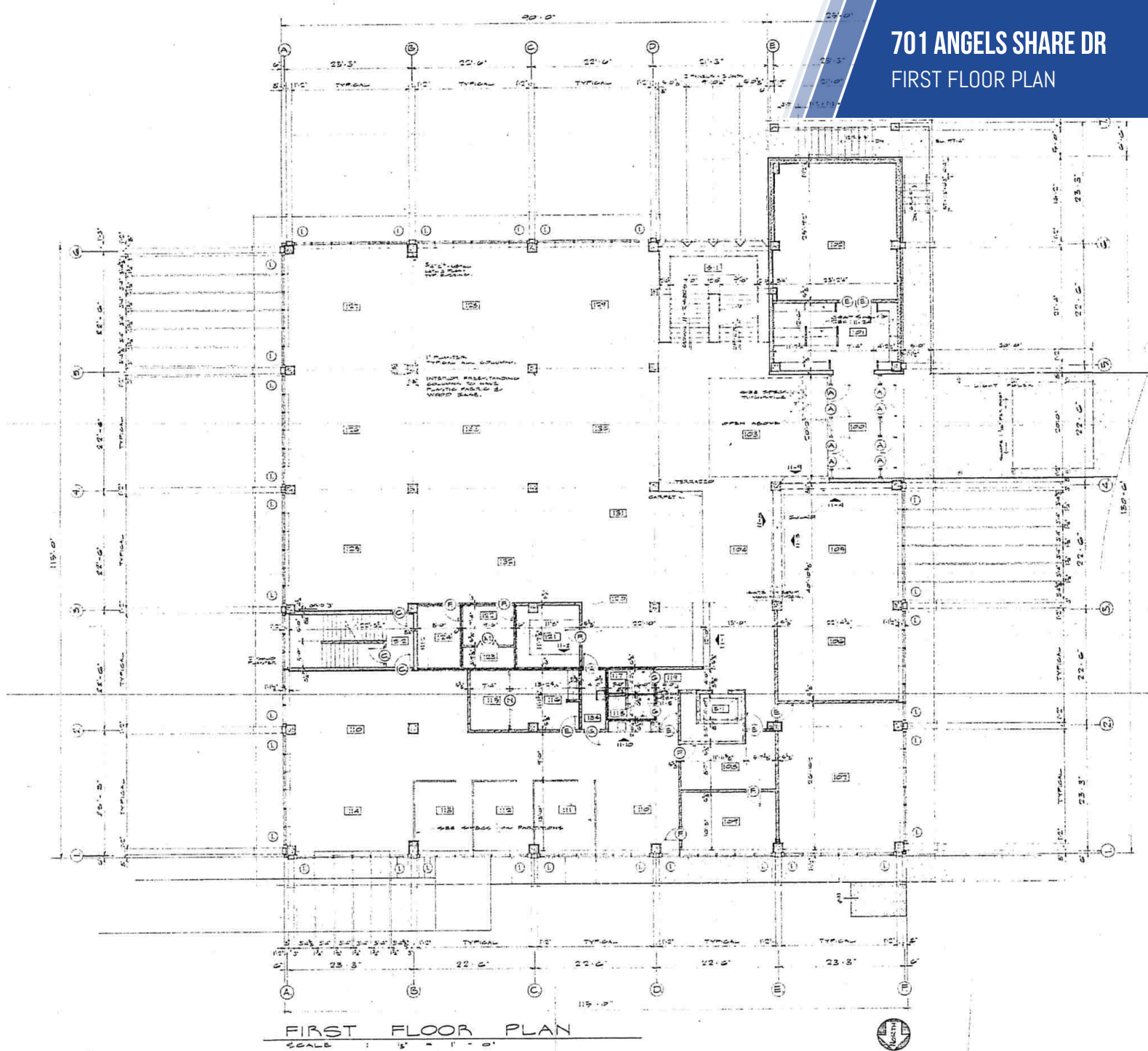
| | |
|---------------|-------------|
| SALE PRICE: | \$2,500,000 |
| Property Type | Retail |
| Taxes | \$6,907.00 |

DEMOGRAPHICS

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Population | 969 | 13,261 | 21,217 |
| Total Households | 374 | 4,923 | 7,919 |
| Average HH Income | \$59,208 | \$64,968 | \$71,833 |



701 ANGELS SHARE DR
FIRST FLOOR PLAN



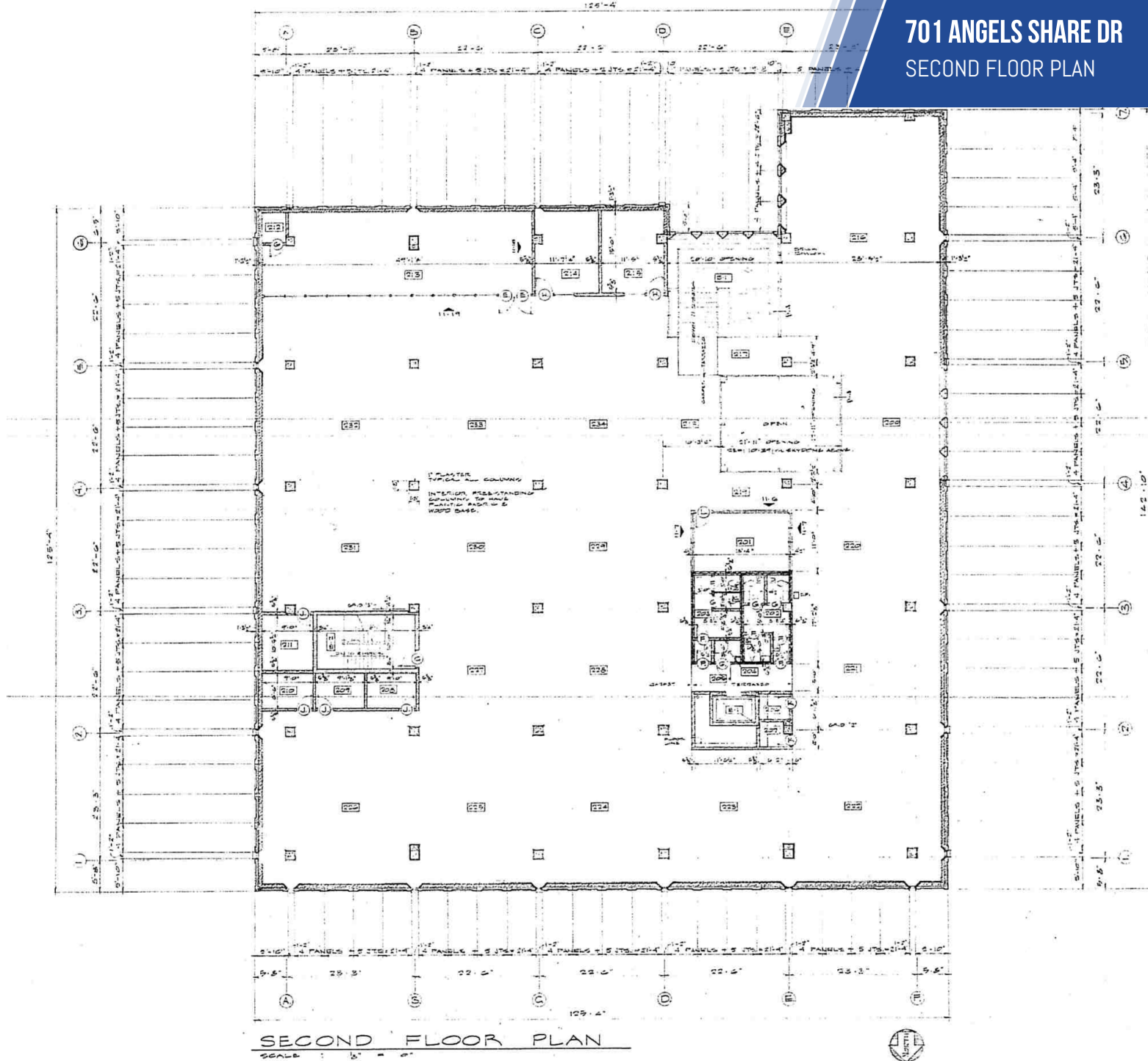
JOHN H. DICKERSON, CPM

402.778.7521 | jdickerson@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



701 ANGELS SHARE DR SECOND FLOOR PLAN

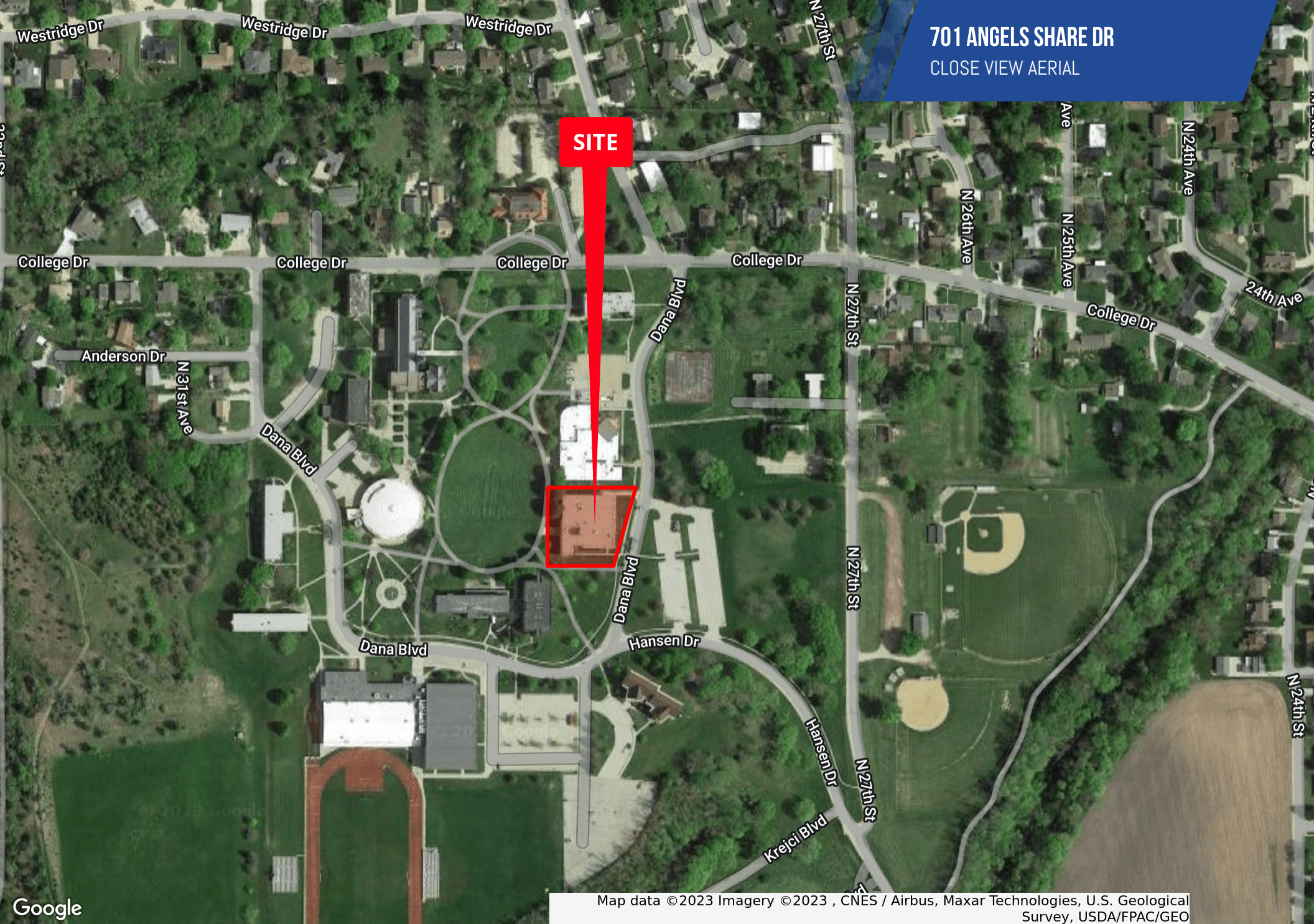


JOHN H. DICKERSON, CPM

402.778.7521 | jdickerson@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





701 ANGELS SHARE DR
CLOSE VIEW AERIAL

SITE



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

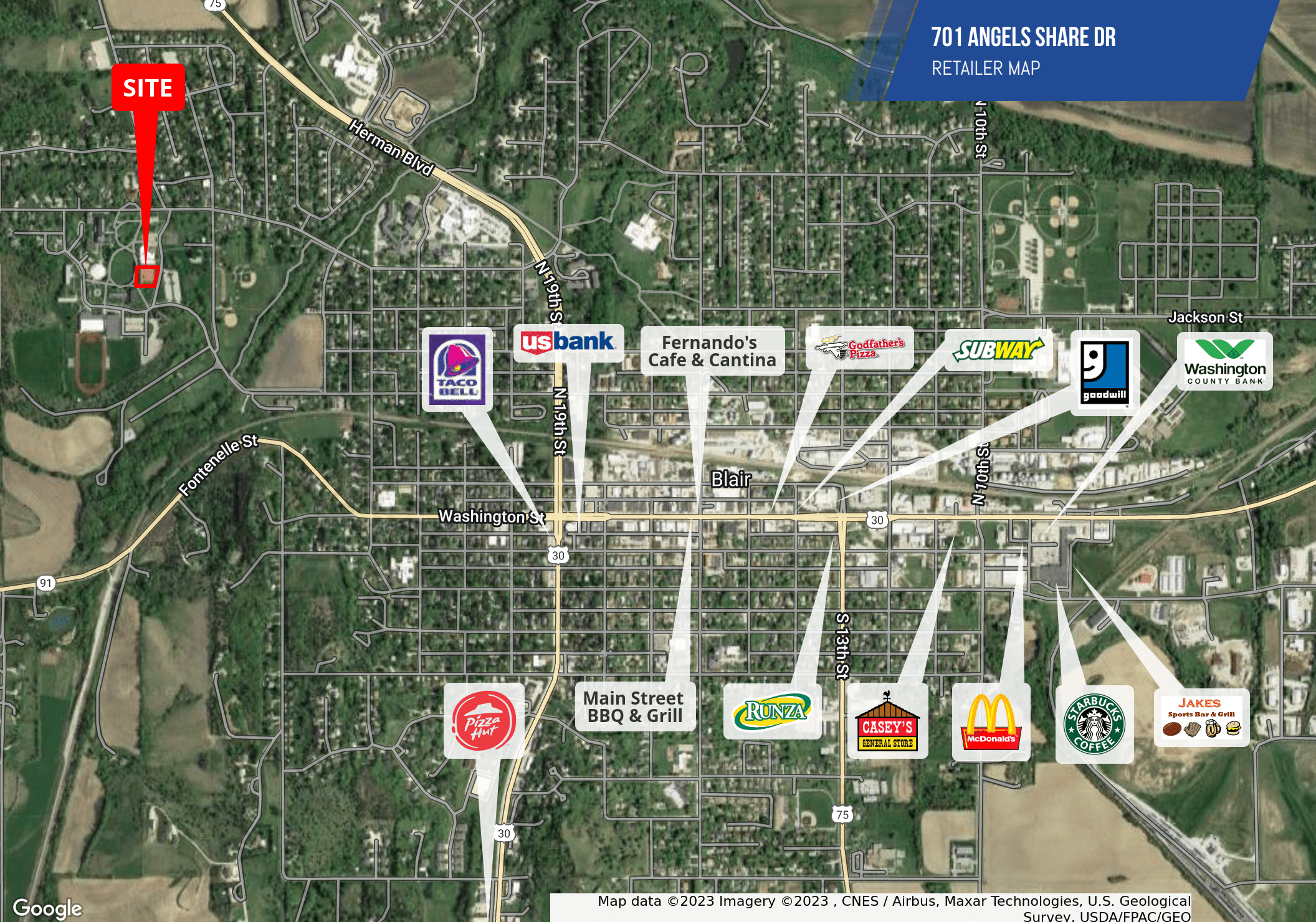
JOHN H. DICKERSON, CPM

402.778.7521 | jdickerson@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



701 ANGELS SHARE DR
RETAILER MAP



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

JOHN H. DICKERSON, CPM

402.778.7521 | jdickerson@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



701 ANGELS SHARE DR
ADDITIONAL PHOTOS



JOHN H. DICKERSON, CPM

402.778.7521 | jdickerson@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

