



Price Reduced!

~~\$700,000~~

2506 N 85th Street | Omaha, NE 68134

\$675,000

Property Features

- Perfect owner/user opportunity with steady storage unit rental income
- Fenced, secured lot for outdoor storage
- Warehouse is accessible from two streets
- Competitive seller financing available

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6,000 SF Warehouse

Building Details

Building Size	6,000 SF
No. Grade Level Doors	3
No. Drive-in Bays	3
Ceiling Height	16'
Office Space	300 SF
Number of Floors	1
Year Built	1992
Restrooms	2
HVAC	HVAC in Office/Oil fire furnace in warehouse
Power Description	3-phase
Roof	Metal

Property Details

Lot Size	0.6 Acres
Zoning	General Industrial
Fence Yard	Yes
Rail Access	N/A

Location Details

Market	Omaha/Council Bluffs
Submarket	Northwest Omaha Ind
Cross Streets	Just off 85th & Maple
County	Douglas
Nearest Interstate	I-680

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,774	40,745	102,783
Total Population	12,131	95,090	242,719
Average HH Income	\$49,824	\$65,096	\$65,862



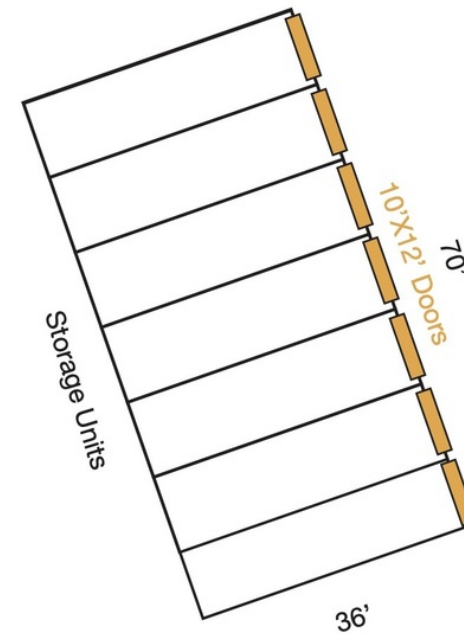
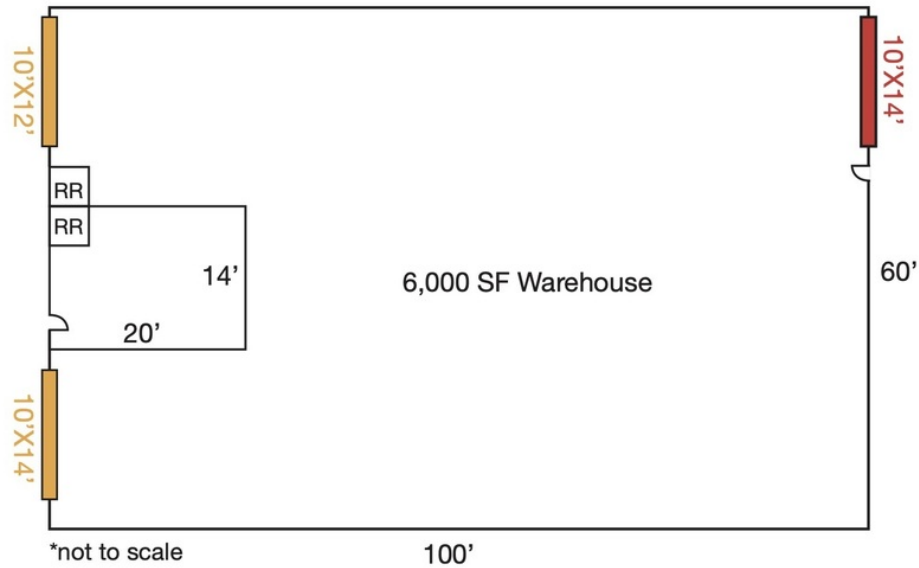
	Annual Income
Unit 1	\$2,000
Unit 2	\$2,000
Unit 3	\$2,000
Unit 4	\$2,000
Unit 5	\$2,000
Unit 6	\$2,000
Unit 7	\$2,000
NOI	\$14,000



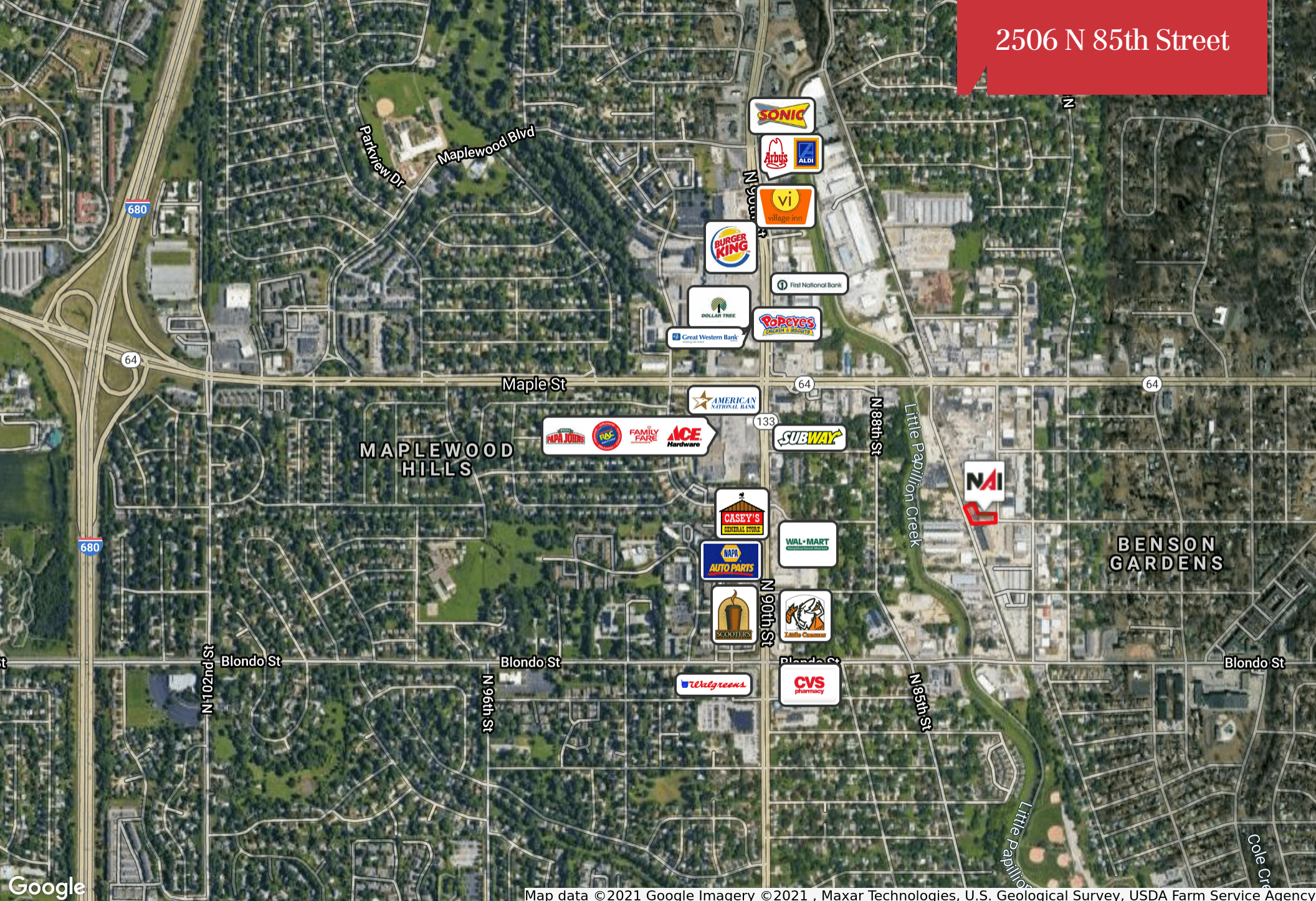
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Warehouse

Storage Units



2506 N 85th Street



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