

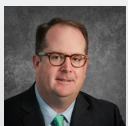
FLATIRON CAFE

28,863 SF | N/A

1722 ST. MARY'S AVE, OMAHA, NE 68102

**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



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1722 ST. MARY'S AVE

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	N/A
Est. Op. Exp.	SF/YR - Available upon request
Available SF:	
Building Size:	28,863 SF
Property Type:	Retail
Year Built:	1911
Zoning:	CBD - ACI-1

PROPERTY OVERVIEW

Upscale restaurant space

PROPERTY HIGHLIGHTS

- One of Omaha's most iconic fine dining establishments is for sale, historically strong sales
- Upgraded interior finishes
- Located in historic Flatiron Hotel
- All restaurant equipment included
- Full basement (not included in square feet for rent calculations)
- Property is located in an "Opportunity Zone"
- 30 apartment units in the Flatiron building
- New flooring 2019
- Updated prep room
- Significant redevelopments underway in neighborhood including the Juvenile Justice Center employing over 600 people
- Flatiron District is planned to have 240 apartments units completed in Spring 2021

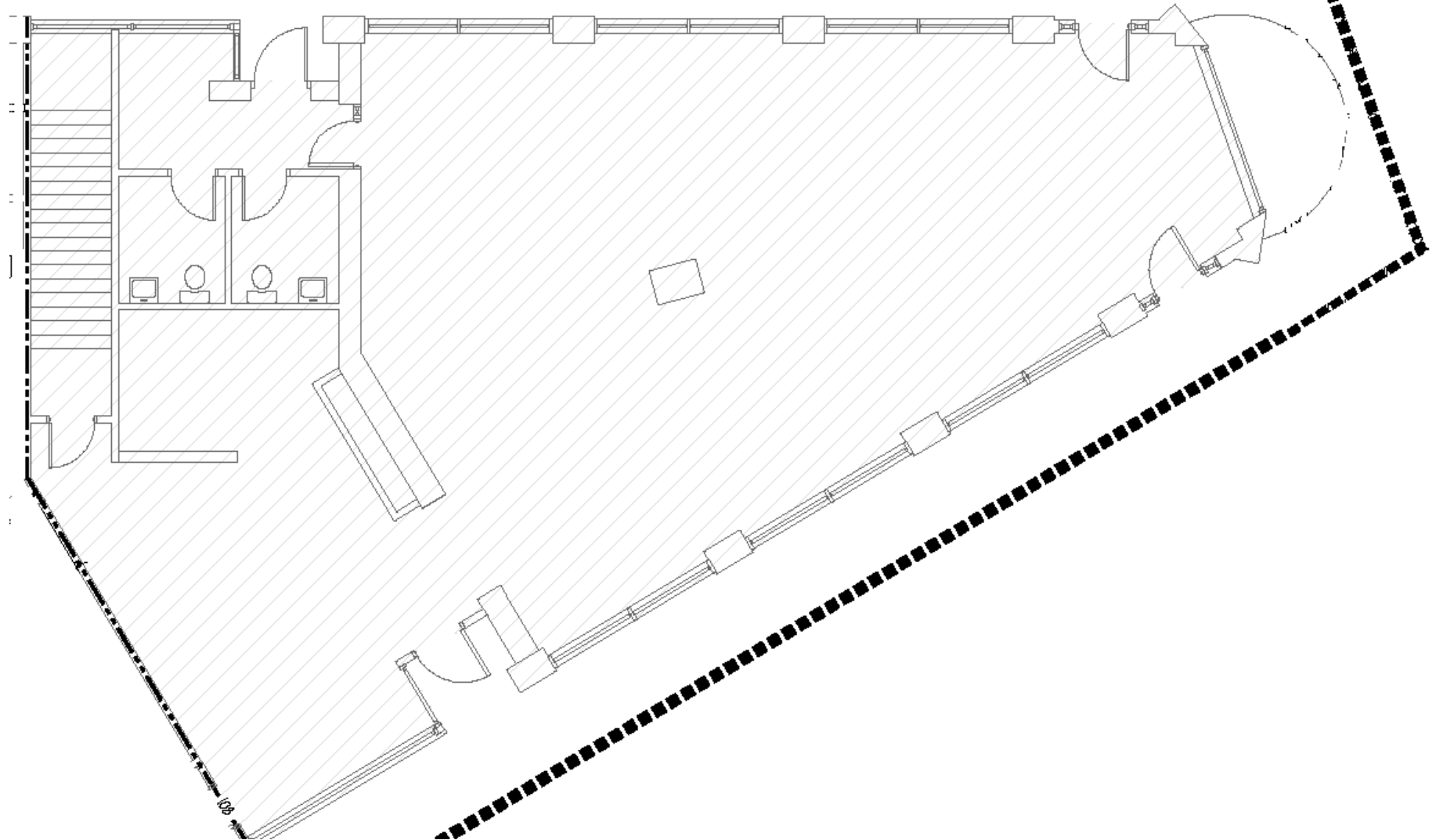
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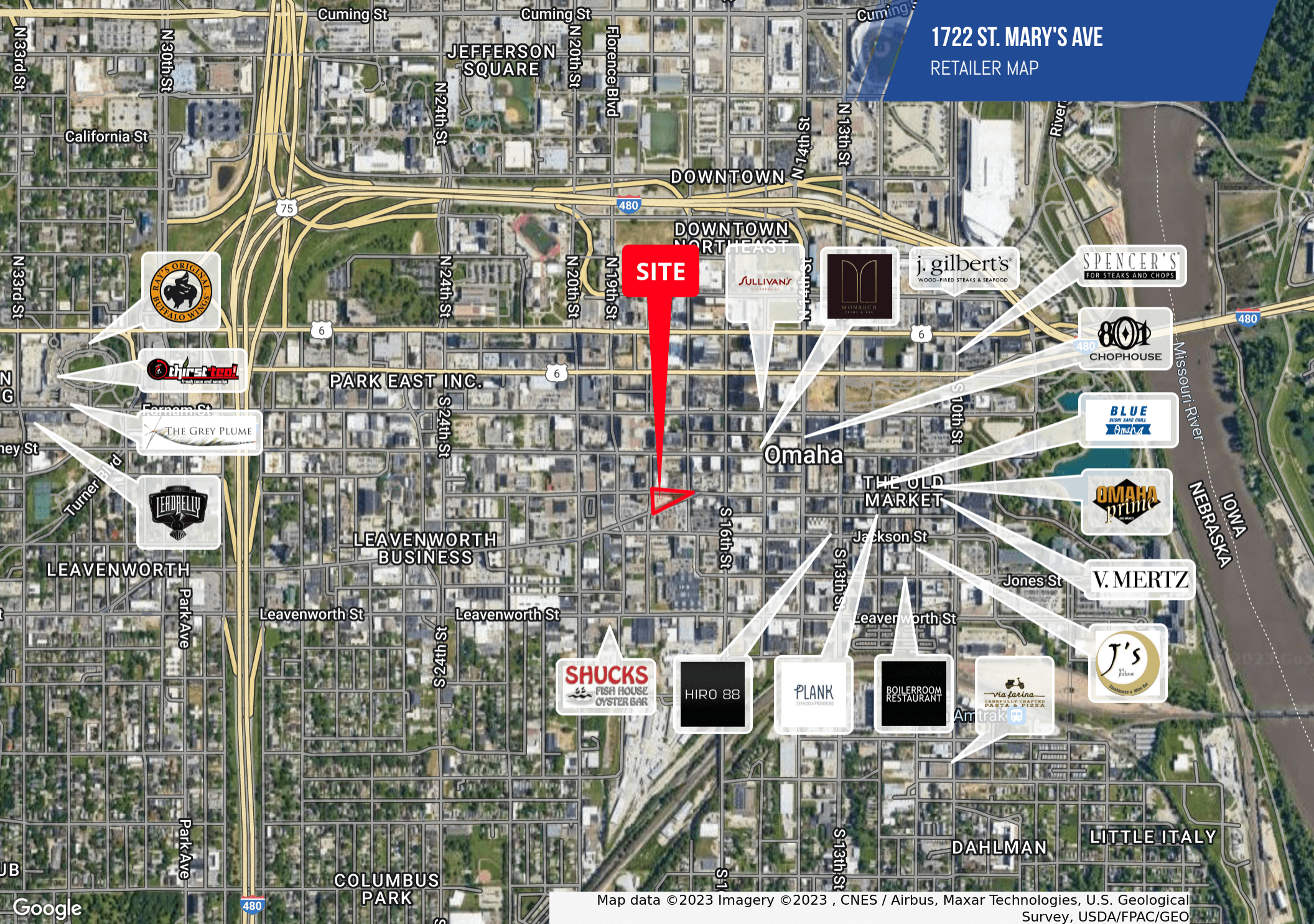
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SUITE 100



1722 ST. MARY'S AVE
RETAILER MAP



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ADDITIONAL PHOTOS

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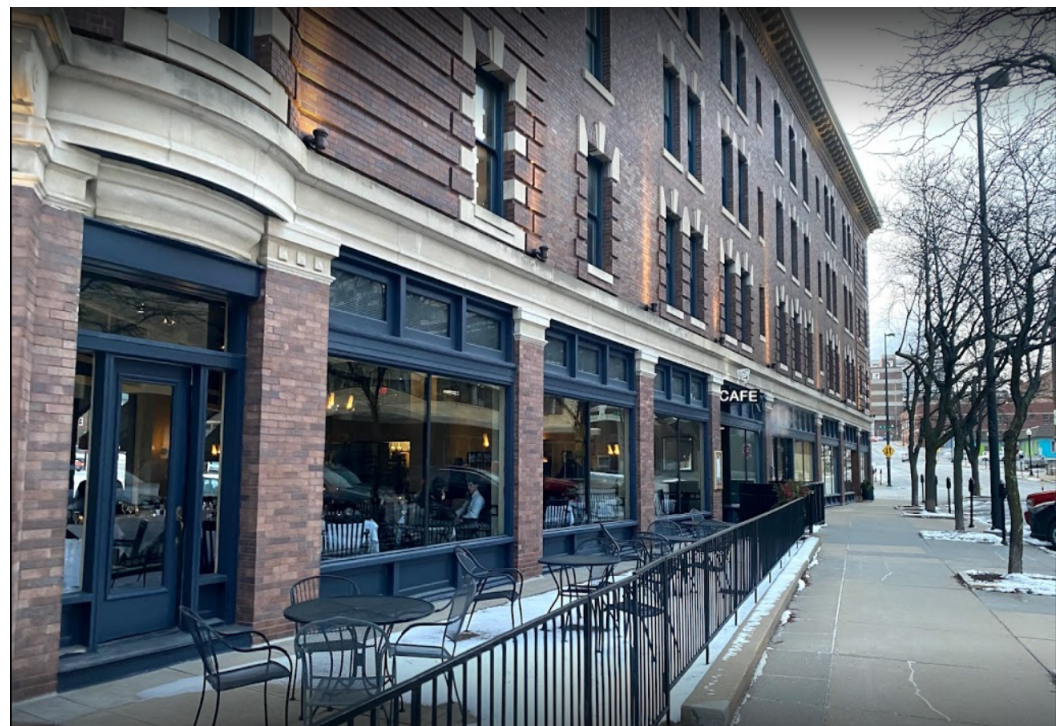
1722 ST. MARY'S AVE
RESTAURANT PHOTOS

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