

79TH & BLONDO STREET

4,032 SF | \$333,000

7930 BLONDO ST, OMAHA, NE 68134



**INVESTORS
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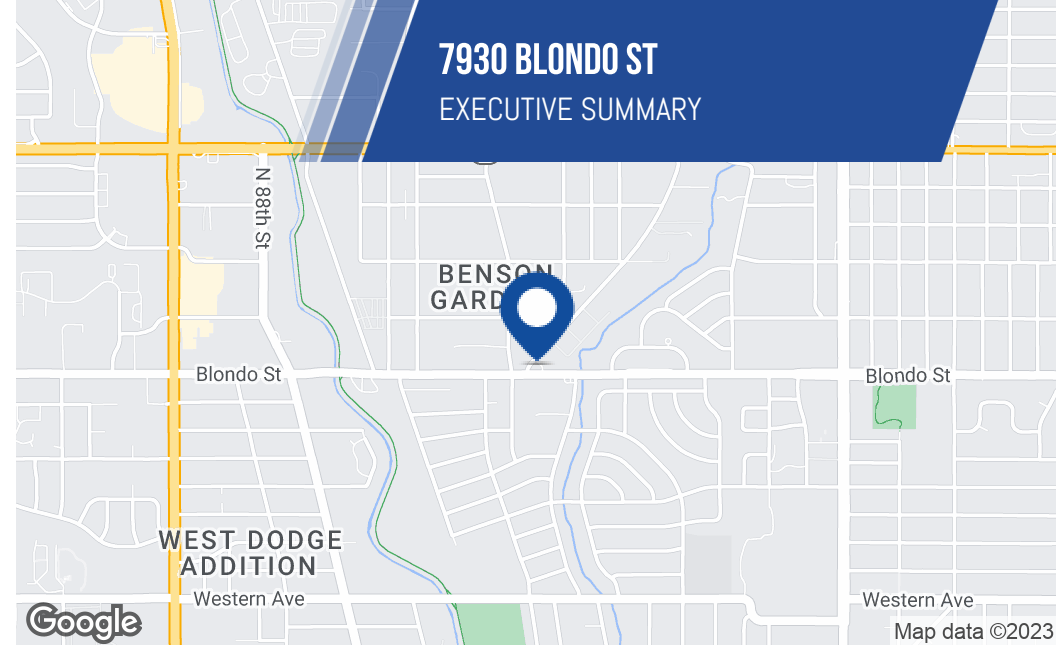


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7930 BLONDO ST

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$333,000
Building Size:	4,032 SF
Price / SF:	\$82.59
Lot Size:	12,410 SF
Property Type:	Office Building
Year Built:	1968
Zoning:	LC

PROPERTY OVERVIEW

Rare owner-user opportunity to purchase a small, stand alone office building.

PROPERTY HIGHLIGHTS

- Great midtown location
- Great opportunity for signage directly to Blondo Street
- An owner-user can own the building for less than leasing
- Space is currently being used as traditional office space and a dental office
- Income from residential tenant in lower level
- Abundance of parking
- All shopping and dining amenities in the immediate area

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BUILDING INFORMATION

Building Size	4,032 SF
Number Of Floors	2
Average Floor Size	2,016 SF
Year Built	1968
Year Last Renovated	2021

PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Parking Ratio	4.96
Number Of Spaces	20
Parking Type	Surface
Traffic Count	23,820 - Blondo St & Benson Gardens Blvd (2018)

SITE INFORMATION

Cross-Streets	Blondo St & Benson Gardens Blvd
County	Douglas
Zoning	LC
Lot Size	12,410 SF
Land Legal Description	Brief legal "BENSON GARDENS LOT 207 BLOCK 0 IRREG ESTLY 188.6 SWSTLY 231 FT LT 207"
Location Description	Near the northeast corner of Blondo St and Benson Gardens Blvd.

UTILITIES & AMENITIES

Power	Yes
Power Description	OPPD
Gas / Propane	Yes
Gas Description	MUD
Security Guard	N/A

OFFERING SUMMARY

SALE PRICE:	\$333,000
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,230	99,729	257,843
Average Age	36.2	35.4	34.7
HOUSEHOLDS			
Total Households	5,640	41,943	109,595
People Per HH	2.2	2.4	2.4
Average HH Income	\$47,724	\$66,378	\$62,366
Average HH Value	\$132,336	\$158,022	\$148,187

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FLOOR PLAN

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FLOOR PLAN - EAST UNIT LOWER LEVEL

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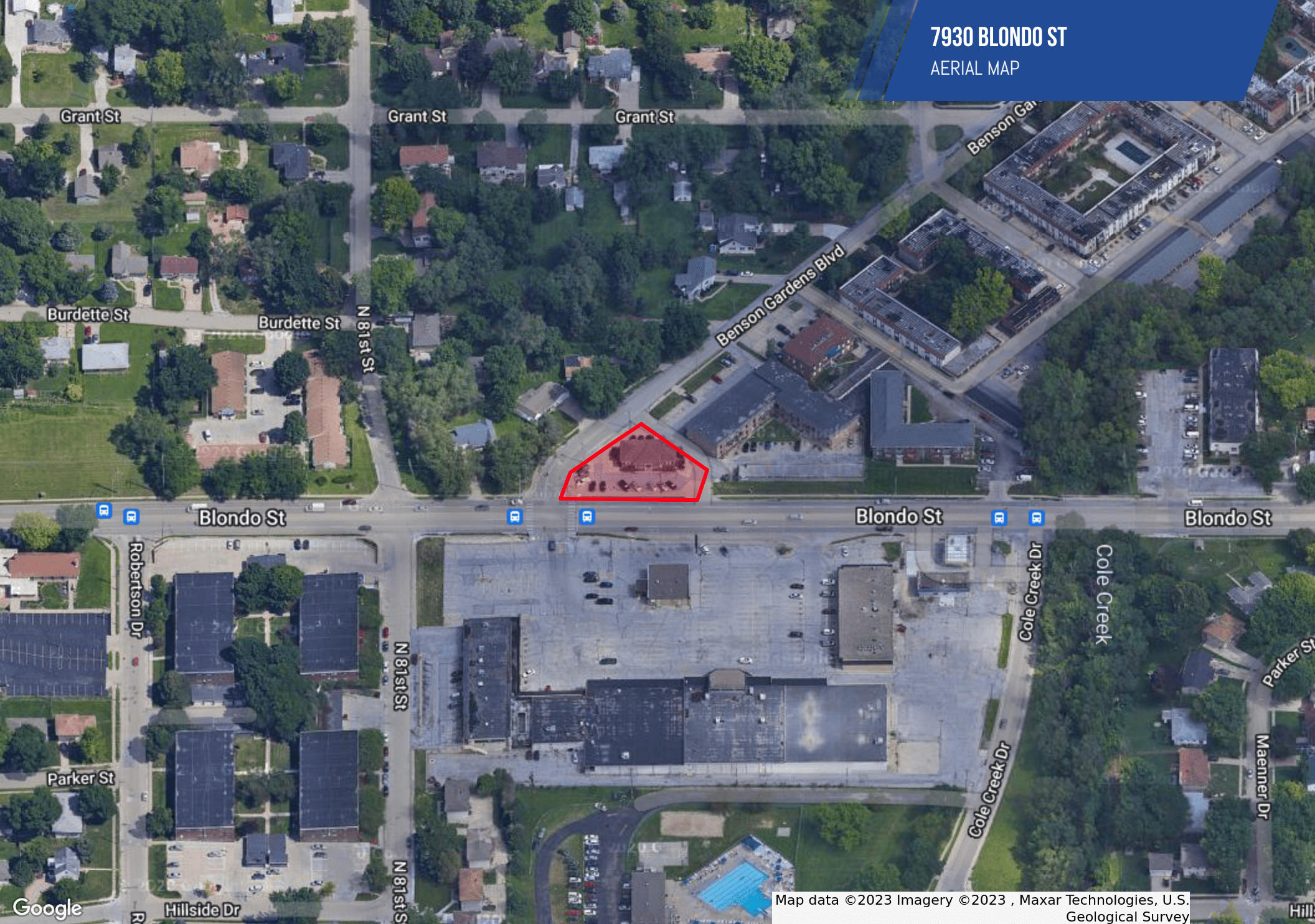
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AERIAL MAP



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Geological Survey

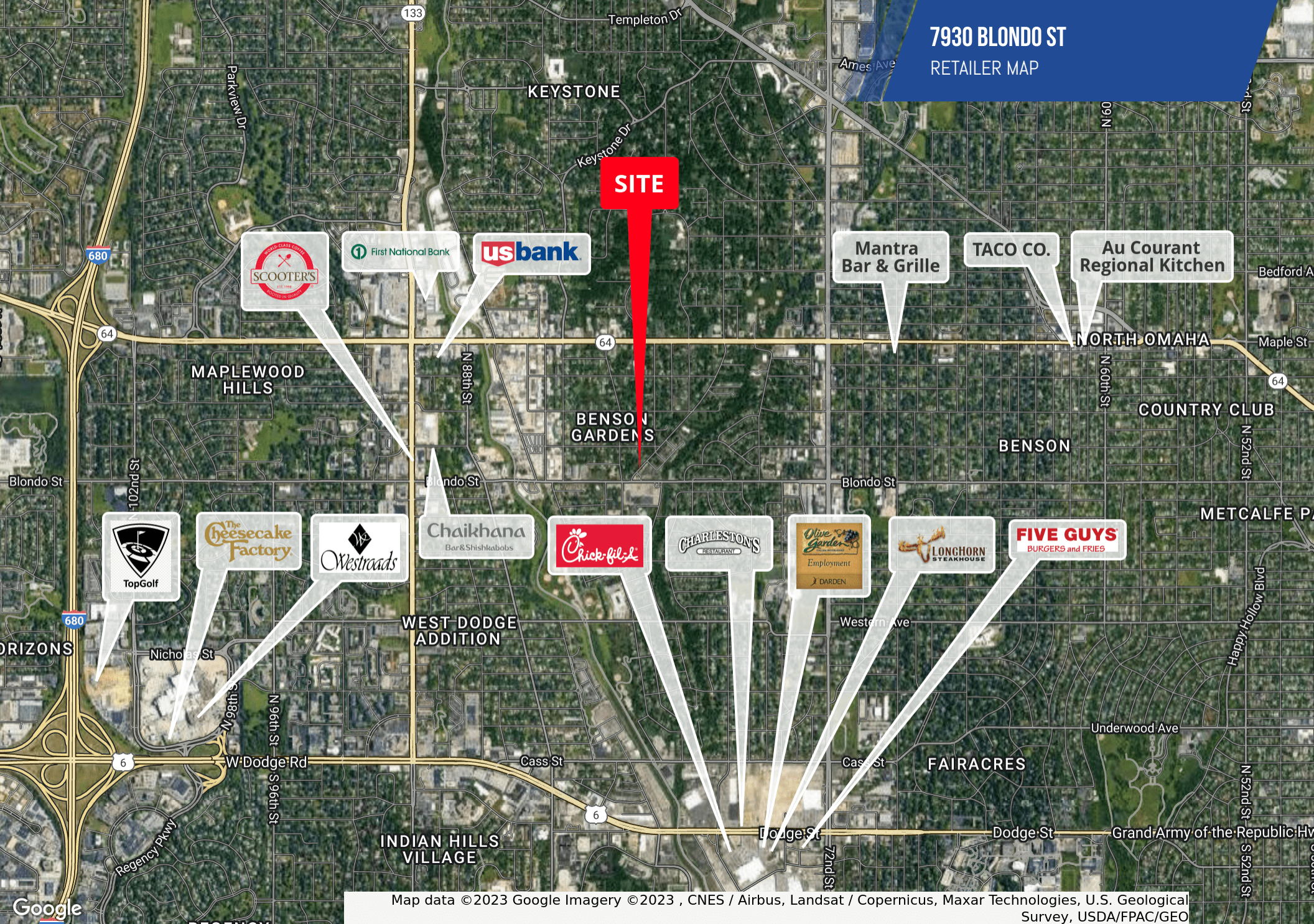
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RETAILER MAP



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ELEVEN

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OWN VS LEASE

~~TEN~~ Good Reasons to Own vs Lease

Ownership offers the potential for:

- 1) No more escalating rent bills
- 2) Capital preservation
- 3) Capital appreciation
- 4) Tax planning opportunities
- 5) Equity growth
- 6) Limited liability protection
- 7) Pride of ownership
- 8) Prestigious location
- 9) Income potential
- 10) Full ownership and control
- 11) Own for less than leasing!