

2717 S 108TH ST

6,370 SF | \$1,270,000

2717 S 108TH ST, OMAHA, NE 68144



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



BRIAN KUEHL

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CoStar
POWERBROKER
2019 Top Firm Award



SIOR

CCIM

CRE
THE COUNSELORS
OF REAL ESTATE



OFFERING SUMMARY

SALE PRICE:	\$1,270,000
Building Size:	6,370 SF
Price / SF:	\$199.37
Lot Size:	26,040 SF
Property Type:	Retail
Year Built:	1990
Zoning:	CC

PROPERTY HIGHLIGHTS

- 2- story building 4,411 SF on main floor, 1,958 on second floor
- New roof in fall of 2020
- Concrete repairs just completed
- Excellent location at 108th & Center at Rockbrook Village
- Digital monument sign in place
- Freshly painted inside and out
- Easy access to Interstate 680
- Full movement ingress/egress
- Successful location for many years

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,801	82,114	229,784
Average Age	42.7	38.2	36.4
HOUSEHOLDS			
Total Households	3,015	36,044	98,181
People Per HH	2.6	2.3	2.3
Average HH Income	\$111,287	\$80,378	\$73,881
Average HH Value	\$239,822	\$207,756	\$181,822

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2717 S 108TH ST
SITE PLAN



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2717 S 108TH ST ALTA

engineering
& surveying

thompson, dreesen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Survey Type

ALTA/NSPS LAND
TITLE SURVEY

2717 SOUTH
108th STREET,
OMAHA,
DOUGLAS COUNTY,
NEBRASKA.

Client Name

ROCKBROOK
CAMERA

Description

PART OF LOT 3, BLOCK 5,
ROCKBROOK HEIGHTS,
DOUGLAS COUNTY,
NEBRASKA.



Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		

Job No: 1767-20-51(AL)
Drawn By: RJR
Reviewed By: MTC
Date: OCTOBER 20, 2020
Book: 20/27
Pages: 16&17

Sheet Title

Sheet Number

SHEET 1 OF 1

NOTES

9. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS CONTAINED IN CORPORATION EASEMENT TO NEBRASKA FOR DRIVE PURPOSES, A TRACT IN PART OF LOT 3, BLOCK 5, ROCKBROOK HEIGHTS TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, FILED OCTOBER 21, 2003 IN INSTRUMENT NO. 20030204122 (PART 2).

10. WARRANTY DEED BY ACCEPTANCE OF THIS DEED, THE GRANTEE, FOR HIMSELF, HIS SELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES AGREE AND COVENANT THAT SAID PREMISES SHALL NOT BE USED BY ANY BUSINESS ENGAGED EXCLUSIVELY IN THE OPERATION OF A CAR WASH OR BAKERY PRODUCTS, FILED DECEMBER 3, 1965 IN BOOK 1272 PAGE 341, (NOT A SURVEY MATTER)

11. AGREEMENT TO MODIFY RESTRICTIVE COVENANTS, FILED MAY 28, 1970 IN BOOK 490 PAGE 1.

A. OUTLAW DEED STATE TO THE CITY OF OMAHA, NEBRASKA, FILED OCTOBER 21, 2003 IN INSTRUMENT NO. 20030204122 (PART 2).

10. WARRANTY DEED BY ACCEPTANCE OF THIS DEED, THE GRANTEE, FOR HIMSELF, HIS SELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES AGREE AND COVENANT THAT SAID PREMISES SHALL NOT BE USED BY ANY BUSINESS ENGAGED EXCLUSIVELY IN THE OPERATION OF A CAR WASH OR BAKERY PRODUCTS, FILED DECEMBER 3, 1965 IN BOOK 1272 PAGE 341, (NOT A SURVEY MATTER)

11. AGREEMENT TO MODIFY RESTRICTIVE COVENANTS, FILED MAY 28, 1970 IN BOOK 490 PAGE 1.

11. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS CONTAINED IN EASEMENT TO THE CITY OF OMAHA, A SEWER AND DRAINAGE EASEMENT FOR THE RIGHT TO USE, CONSTRUCT, BUILD, LAY, MAINTAIN, REPAIR AND CONSTRUCT SANITARY OR STORM SEWER PIPE OR DRAINAGE WAY FOR THE PASSAGE OF SEWER WATER AND SEWAGE OR STORM WATER, TOGETHER WITH ALL APPURTENANCES, WIRES, LINES, POLES, STRUCTURES, AND OTHER APPLICABLE EQUIPMENT PERTAINING TO ANY SEWER, OR DRAINAGE FACILITIES, IN, THROUGH, OVER AND UNDER THE PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT: THE NORTH 10 FEET OF THE WEST 17 FEET OF THE SOUTH 120 FEET OF THE NORTH 270 FEET OF LOT 3, BLOCK 5, ROCKBROOK HEIGHTS, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AS SURVEYED PLATTED AND RECORDED, FILED OCTOBER 9, 1973 IN BOOK 527 PAGE 643.

CERTIFICATION

TO FORTNA 108 LLC,
A NEBRASKA LIMITED LIABILITY COMPANY,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND
AMERICAN LAND TITLE COMPANY s/b/s
MISSOURI RIVER TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B), 8, 9, 11 AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2020.



OCTOBER 20, 2020
DATE

MICHAEL T. CANIGLIA
NEBRASKA RLS #644

NOTES - CONTINUED

BASIS OF BEARINGS:
BEARINGS SHOWN ARE BASED ON THE DOUGLAS/SAPPY COUNTIES NEBRASKA LOW DISTORTION PROJECTION.

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES PARTIALLY WITHIN A DESIGNATED ZONE ** (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY WITHIN A DESIGNATED ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER THE DOUGLAS/SAPPY COUNTIES, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31050C0327H DATED DECEMBER 2, 2005.

GROSS LAND AREA:
THE SURVEYED PROPERTY CONTAINS 20,586 SQUARE FEET OR 0.47 ACRES MORE OR LESS.

CURRENT ZONING CLASSIFICATION:
THE SURVEYED PROPERTY IS ZONED CC, (COMMUNITY COMMERCIAL DISTRICT) AS SHOWN ON THE DOUGLAS COUNTY GIS WEBSITE (<http://www.dco.org/>). THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

FRONT YARD.....	25 FEET
SIDE YARD.....	NO REQUIREMENT
REAR YARD.....	15 FEET

BUILDING AREA:
THE BUILDING CONTAINS 4,415 SQUARE FEET. THIS AREA WAS CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.

PARKING COUNT:
THERE ARE 29 REGULAR PARKING SPACES AND ONE DISABLED PARKING SPACE ON THE SURVEYED PROPERTY.

LOCATION OF UTILITIES:
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 20200454. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

TITLE COMMITMENT - SCHEDULE B-II EXCEPTIONS:
THIS DRAWING SHOWS OR NOTES THE EXCEPTIONS LISTED UNDER SCHEDULE B-II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 00000076, EFFECTIVE DATE SEPTEMBER 28, 2020 AT 8:00 A.M.

5. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS CONTAINED IN PLAT AND DEDICATION, FILED JULY 14, 1955 IN BOOK 974 PAGE 386, (NO EASEMENTS SHOWN ON PLAT)

6. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS CONTAINED IN PROTECTIVE COVENANTS AND EASEMENTS, FILED JULY 28, 1955 IN BOOK 300 PAGE 313, GRANTS PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, METROPOLITAN UTILITIES DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY, NORTHERN NATURAL GAS AND ANY SUCCESSORS AND OTHER IMPROVEMENT DISTRICT LAWFULLY ORGANIZED OR TO BE ORGANIZED FOR UTILITY INSTALLATION AND MAINTENANCE ON, ABOVE, UNDER OR ACROSS THE 5 FEET ALONGING THE REAR AND SIDE BOUNDARY LINES OF EACH LOT. (SHOWN HEREON)

7. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS CONTAINED IN RESTRICTIVE COVENANTS AND CONDITIONS, FILED MARCH 4, 1963 IN BOOK 383 PAGE 656, (IS NOT A SURVEY MATTER)

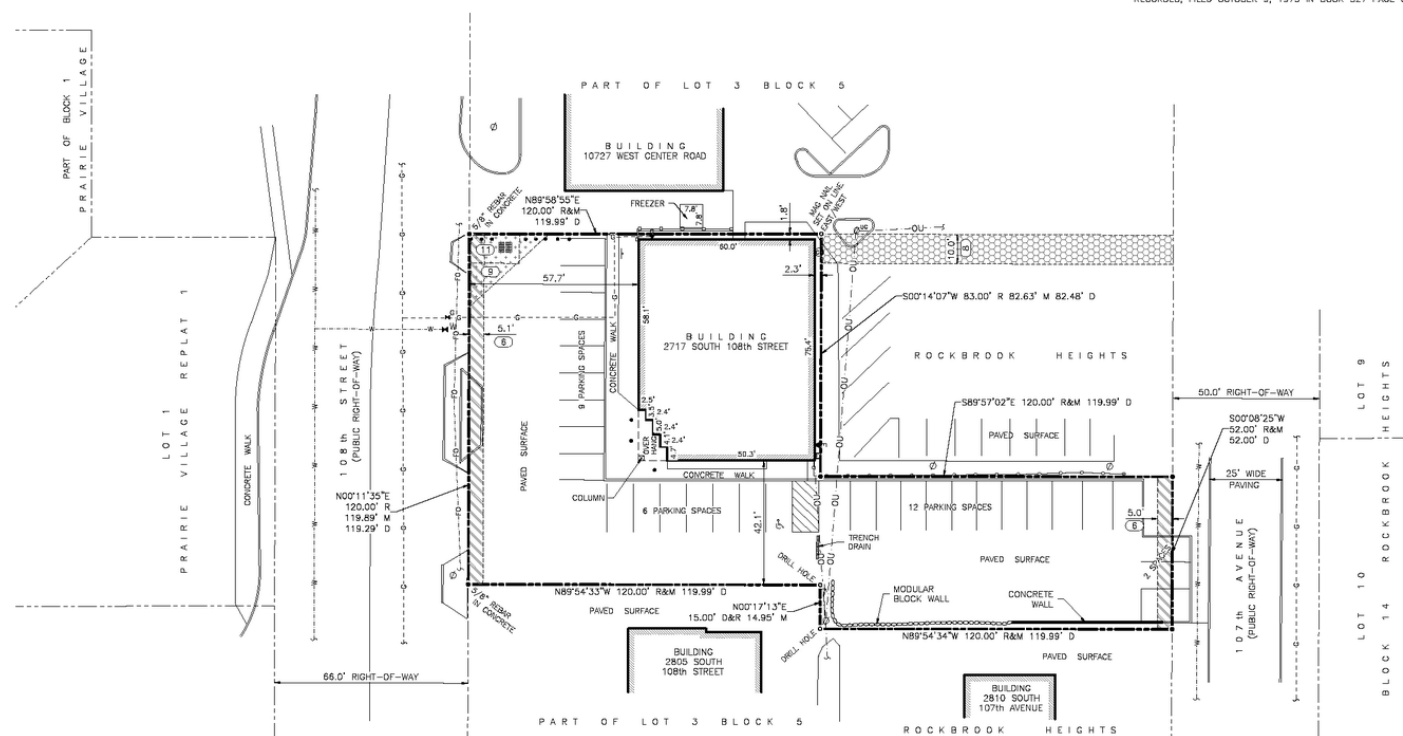
8. WARRANTY DEED SUBJECT TO EASEMENT BY JAMES C. EMERT AND DOROTHY S. EMERT, HUSBAND AND WIFE, AND DAVID E. BEBER AND ARDINE D. BEBER, HUSBAND AND WIFE, DO HEREWITH AND HEREBY GRANT, SELL, CONVEY AND CONFIRM UNTO GODFREY DAIRY, INC., A CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT ON, ABOVE, UNDER OR ACROSS THE SOUTH 10 FEET OF THE NORTH 160 FEET OF THE EAST 120 FEET OF LOT 3, IN BLOCK 5, ROCKBROOK HEIGHTS, FILED APRIL 3, 1963 IN BOOK 1180 PAGE 279. (SHOWN HEREON)



VICINITY MAP

LEGEND

- PROPERTY CORNER FOUND (5/8" REBAR UNLESS NOTED)
- PROPERTY CORNER SET
- RECORD DISTANCE
- MEASURED DISTANCE
- PER DEED INSTRUMENT NO. 2010125329 OF THE DOUGLAS COUNTY RECORDS
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- GAS METER
- BOLLARD
- SANITARY SEWER CLEAOUT
- GRATE INLET
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- TITLE COMMITMENT EXCEPTION



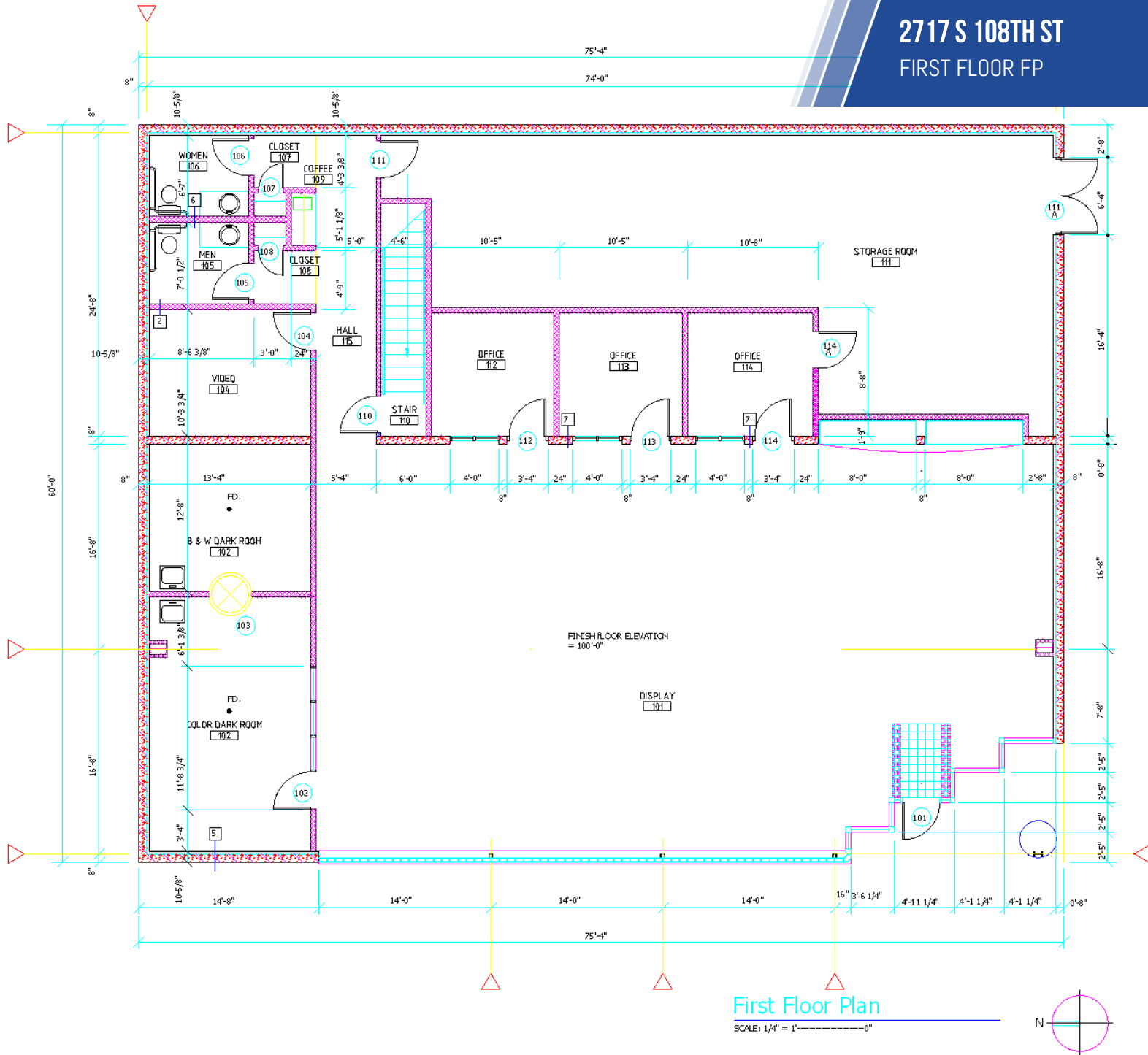
10/26/2020 10:52 AM RDR RDR792 N150011767 ALTA Survey\1767-20-51 ALTA Rockbrook Camera 2717 S 108 St Rockbrook Bl. 5 Lot 3\Drawing\1767-20-51-ALTA.dwg

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2717 S 108TH ST
EXTENDED VIEW



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2717 S 108TH ST
LOCATION MAP

SITE

CORE BANK

W Center Rd

PRAIRIE LANE

W Center Rd

W Center Rd

W Center Rd

W Center Rd

S 108th St

S 96th St

ROCKBROOK

LE

Westwood Plaza



THE HUNGERBLOCK

ROSSI



S 96th St

Google

Hell Creek

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

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ADDITIONAL PHOTOS



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