

11010 BURDETTE ST

44,000 SF | \$6,820,000

11010 BURDETTE ST, OMAHA, NE 68164



INVESTORS
REALTY INC.

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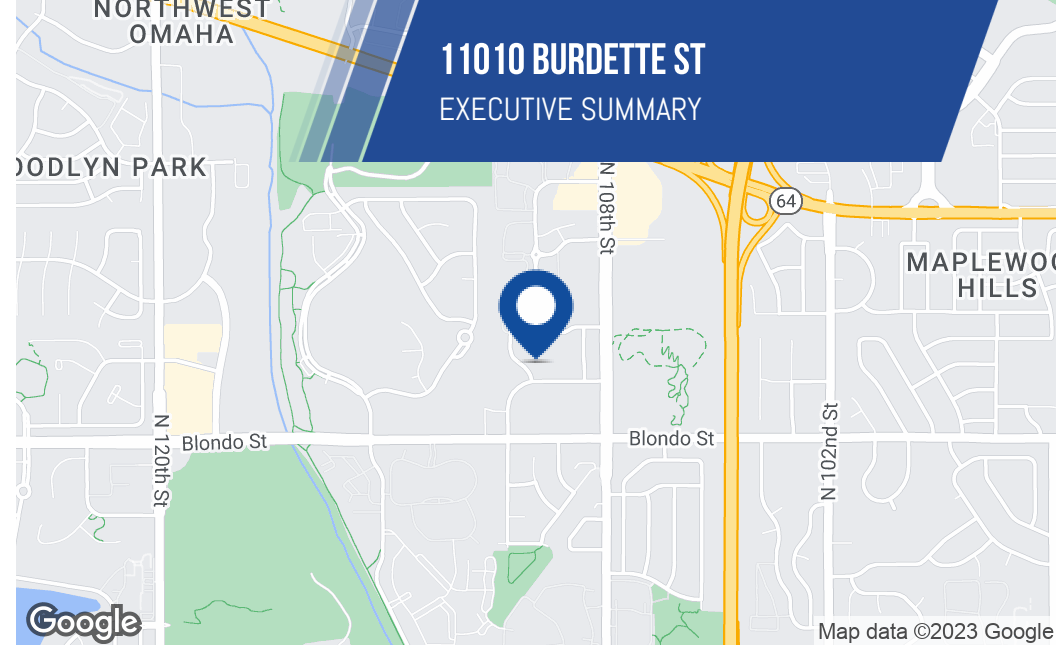


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11010 BURDETTE ST

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$6,820,000
Building Size:	44,000 SF
Price / SF:	\$155.00
Lot Size:	5.73 Acres
Property Type:	Office Building
Year Built:	2006
Zoning:	MU

PROPERTY OVERVIEW

An opportunity for an owner-user to purchase the former American Title Inc building in a developing office park.

PROPERTY HIGHLIGHTS

- Close to all amenities and easy access to Interstate 680 and West Dodge Road
- Tall ceilings allow indirect natural light throughout the building
- High parking ratio - 6.29 stalls/1,000 sq. ft.
- Banded windows, training rooms, and data center space
- Phone system and computer network capacity
- Back up generator
- Additional parking lot for sale next door

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BUILDING INFORMATION

Building Size	44,000 SF
Ceiling Height	10 ft
Number Of Floors	2
Year Built	2006
Load Factor	1.1371
Restrooms	Common
Elevators	Yes

PARKING & TRANSPORTATION

Parking Description	Individual Surface Stalls
Parking Ratio	6.29
Number Of Spaces	132
Parking Type	Surface
Traffic Count	21,922 - Blondo St & 111th St (2018)

SITE INFORMATION

Cross-Streets	110th & Burdette St
County	Douglas
Zoning	MU
Lot Size	5.73 Acres
Land Legal Description	BLONDO 108 BUSINESS PARK REPLAT 3 LOT 1 BLOCK 0 LT 1 179510 SQFT
Location Description	Office building near Interstate 680 situated between Blondo Street and West Maple Road.

UTILITIES & AMENITIES

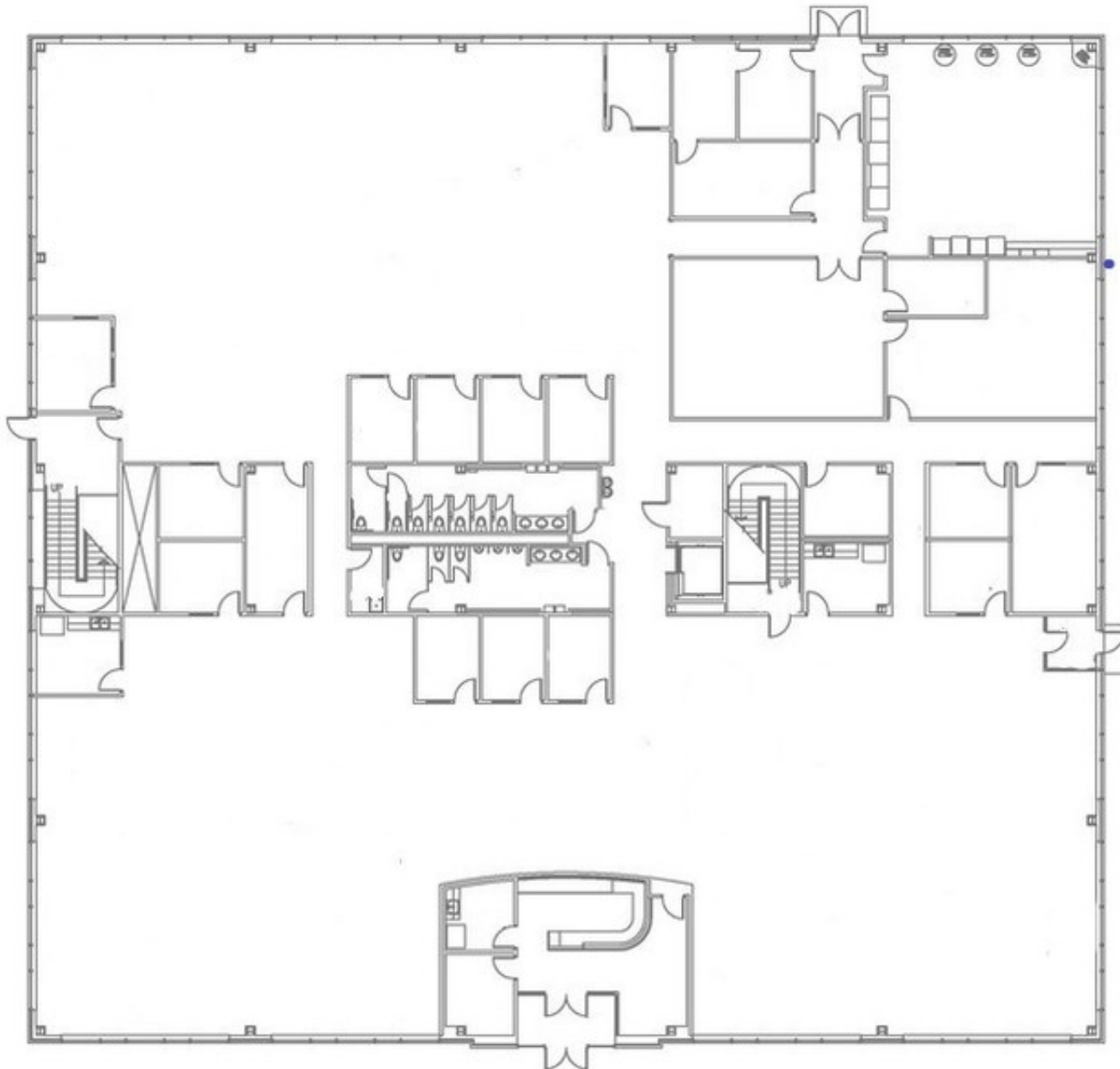
Power	Yes
Gas / Propane	Yes
Security Guard	N/A

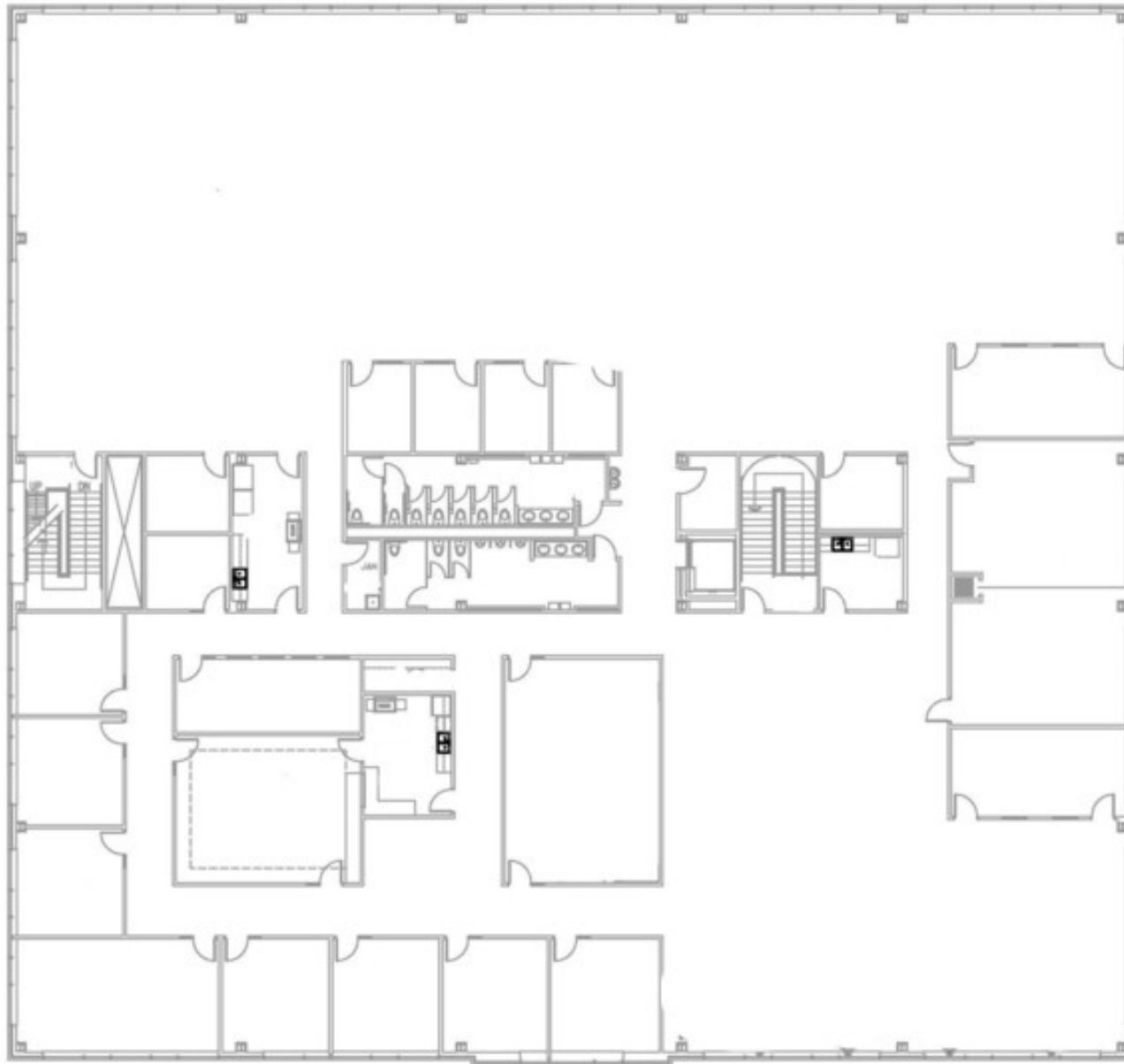
OFFERING SUMMARY

SALE PRICE:	\$6,820,000
Property Type	Office Building
Taxes	\$2.19

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,475	92,811	209,977
Average Age	30.6	35.9	36.4
HOUSEHOLDS			
Total Households	5,305	40,619	87,792
People Per HH	2.0	2.3	2.4
Average HH Income	\$53,668	\$73,316	\$77,455
Average HH Value	\$206,102	\$187,420	\$169,918





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AERIAL MAP



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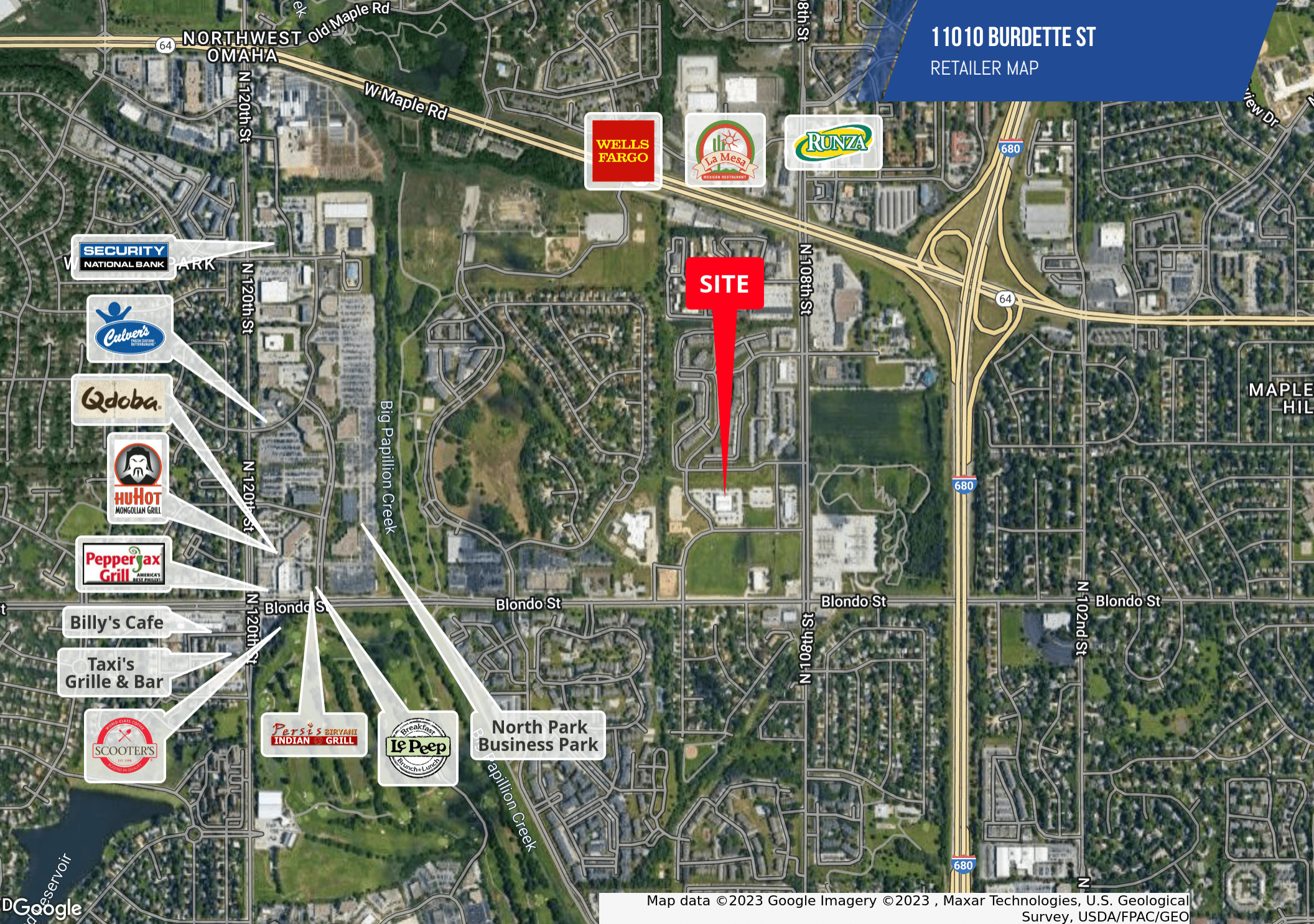
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RETAILER MAP



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