



3201 S 24th Street | Omaha, NE 68108

Cap Rate: 8% | NOI: \$255,292 | Price: \$3,191,150

### Property Features

- Two Fully Leased Medical Buildings
- Sale Leaseback Opportunity - New leases to commence at closing
- 3 parcels totaling 1.25 acres
- Hard corner of 24th & Vinton Street - 30,000 vehicles per day

13321 California Street, Suite 105  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**Jorge Sotolongo**

Vice President  
402 255 6095

[jsotolongo@npdodge.com](mailto:jsotolongo@npdodge.com)

### 3201 S 24TH STREET - 5,701 SF

- Freestanding Ambulatory Surgery Center with two (2) operating suites
- Developed in 2015
- Upper Level: Surgery Center
- Lower Level: Administrative and Clinical Space
- Fully Leased





## 3213 S 24TH STREET - 7,080 SF

- Multi-tenant Medical Office Building
- Fully leased with 3 separate Medical users
- Developed in 2007





# Vinton Medical Campus





# Vinton Medical Campus

