

138 N 16TH ST

27,068 SF | \$1,200,000

138 N 16TH ST, BLAIR, NE 68008



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

| | |
|----------------|-------------|
| SALE PRICE: | \$1,200,000 |
| Building Size: | 27,068 SF |
| Price / SF: | \$44.33 |
| Lot Size: | 24,014 SF |
| Property Type: | Industrial |
| Year Built: | 1920 |
| Zoning: | 03-COMMERC |

PROPERTY OVERVIEW

Discover a historic gem in the heart of Blair with this 27,068 SF commercial/flex building

PROPERTY HIGHLIGHTS

- Charming brick-paved roads
- Convenient drive-in garage for easy access
- Ample space for storage and inventory
- Convenient access for logistics and transportation
- Refrain from contacting on-site employees
- Tenancy options: Potential for current tenants to remain or vacate, based on buyer's preference
- New roof comes with a 20-year warranty, ensuring long-term durability
- Completely refreshed awning and siding, and a fresh coat of paint on the east side of the building
- Buyers Agent fee is 2.5%



138 N 16TH ST EXECUTIVE SUMMARY

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Population | 6,334 | 8,788 | 9,998 |
| Average Age | 42 | 41 | 42 |
| HOUSEHOLDS | | | |
| Total Households | 2,652 | 3,596 | 4,052 |
| People Per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$100,694 | \$108,928 | \$112,089 |
| Average HH Value | \$247,016 | \$270,371 | \$287,575 |

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SITE AERIAL



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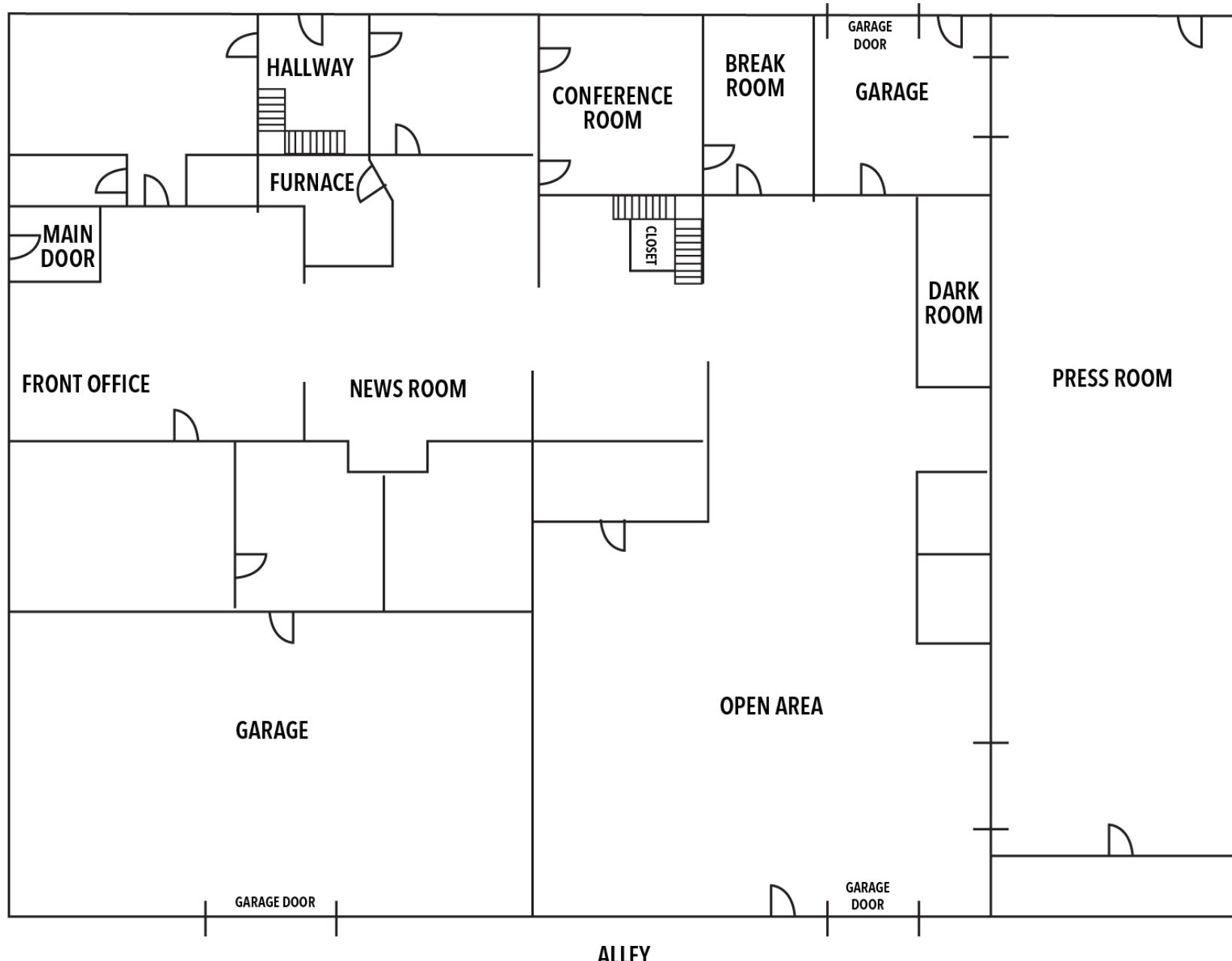
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WEST PARKING LOT



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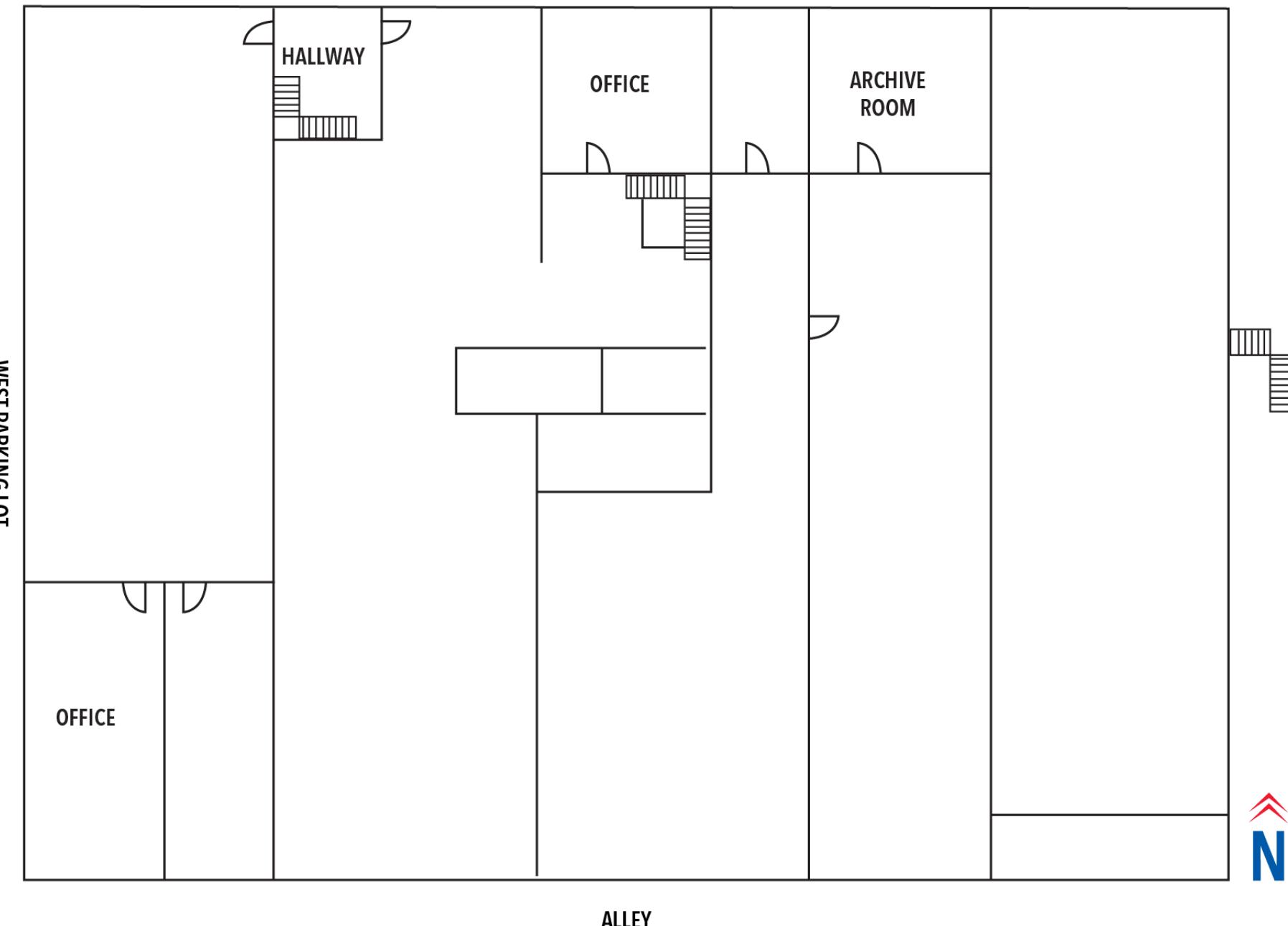
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AREA MAP



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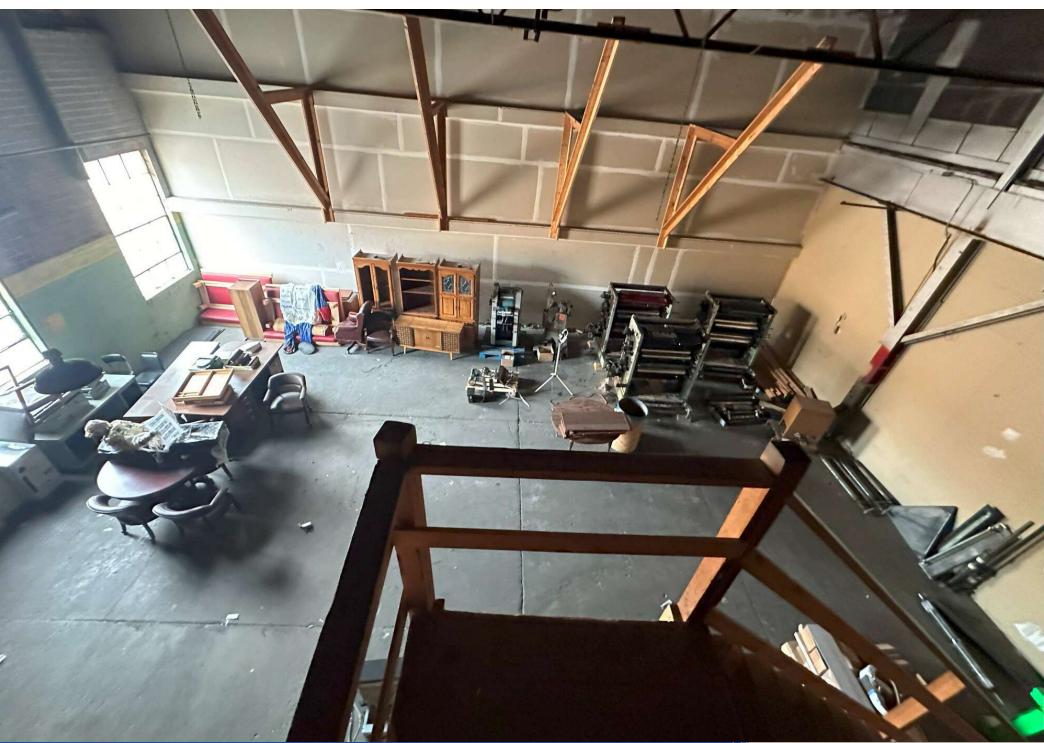
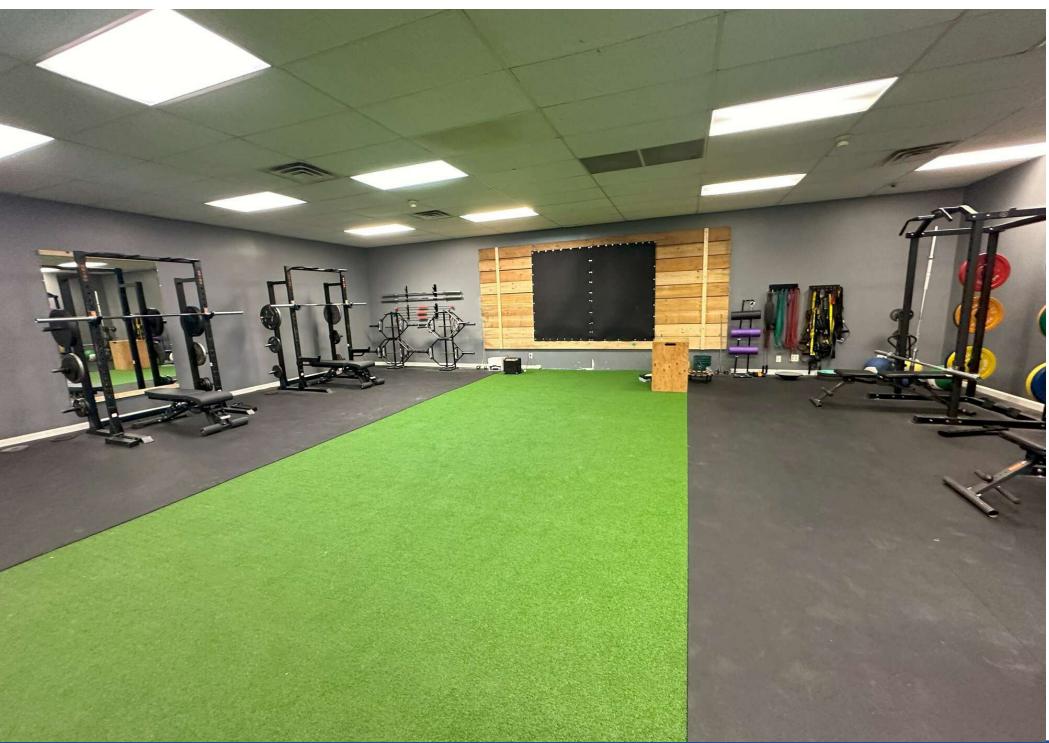
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INTERIOR PHOTOS



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