

138 N 16TH ST

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

138 N 16TH ST, BLAIR, NE 68008



INVESTORS
REALTY INC.

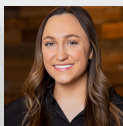
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OFFERING SUMMARY

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%

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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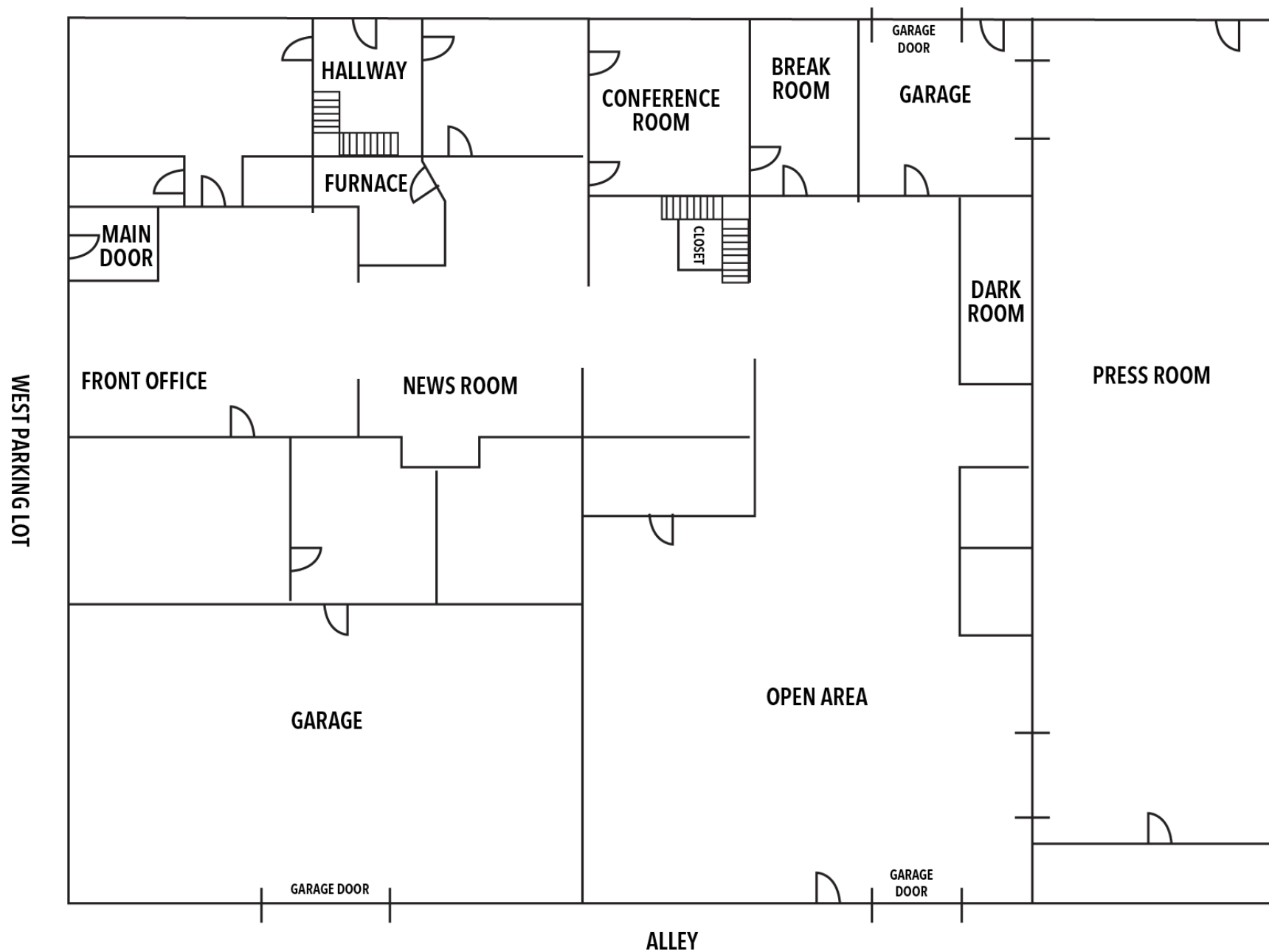
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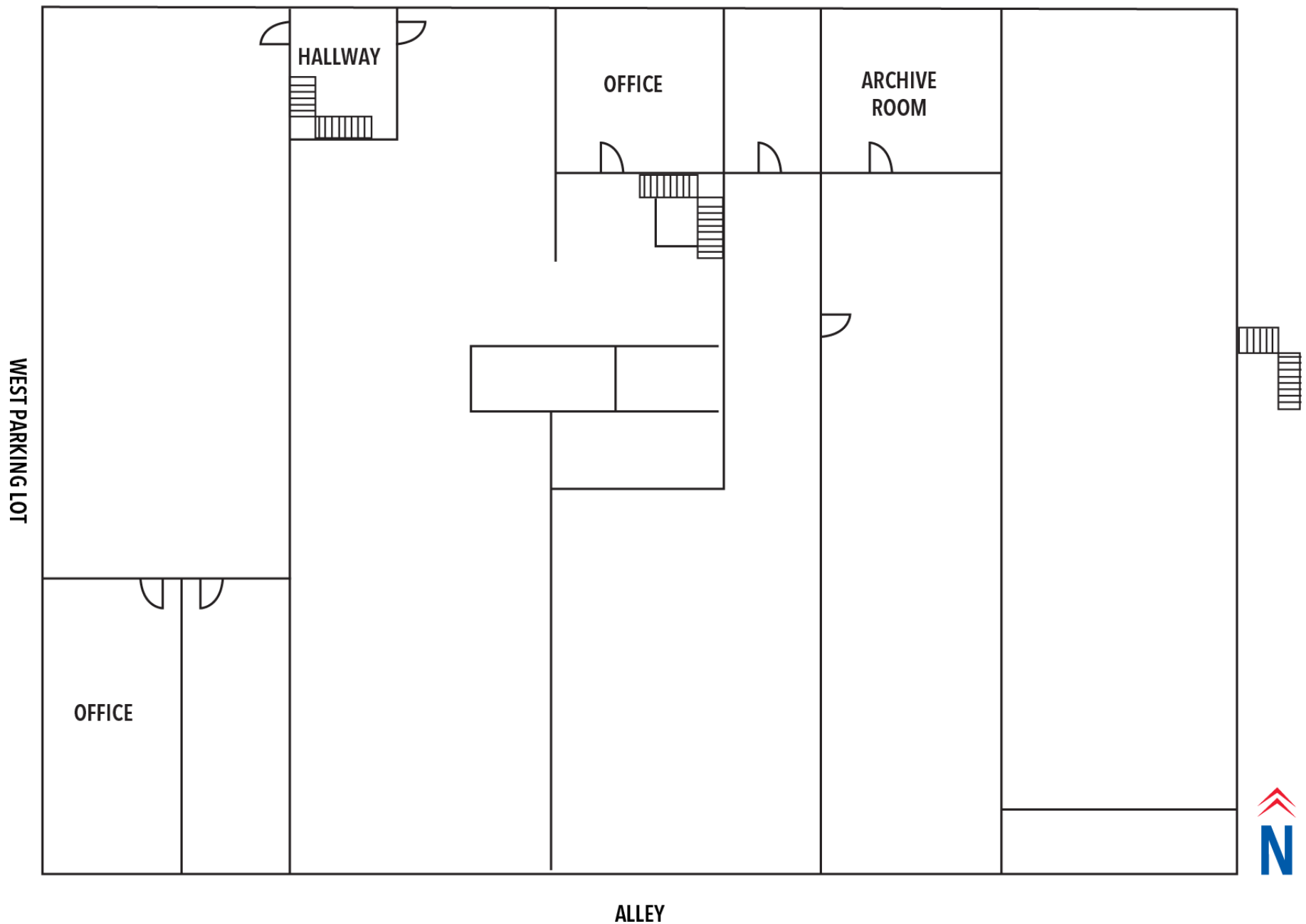
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FLOOR PLAN: SECOND FLOOR



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AREA MAP



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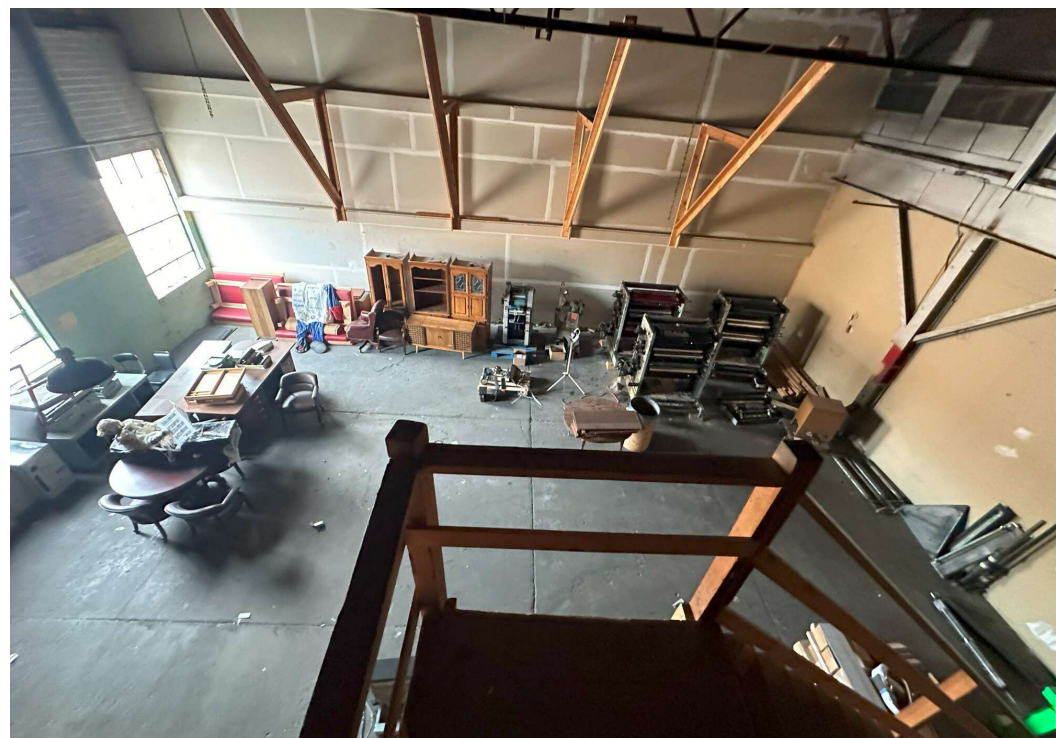
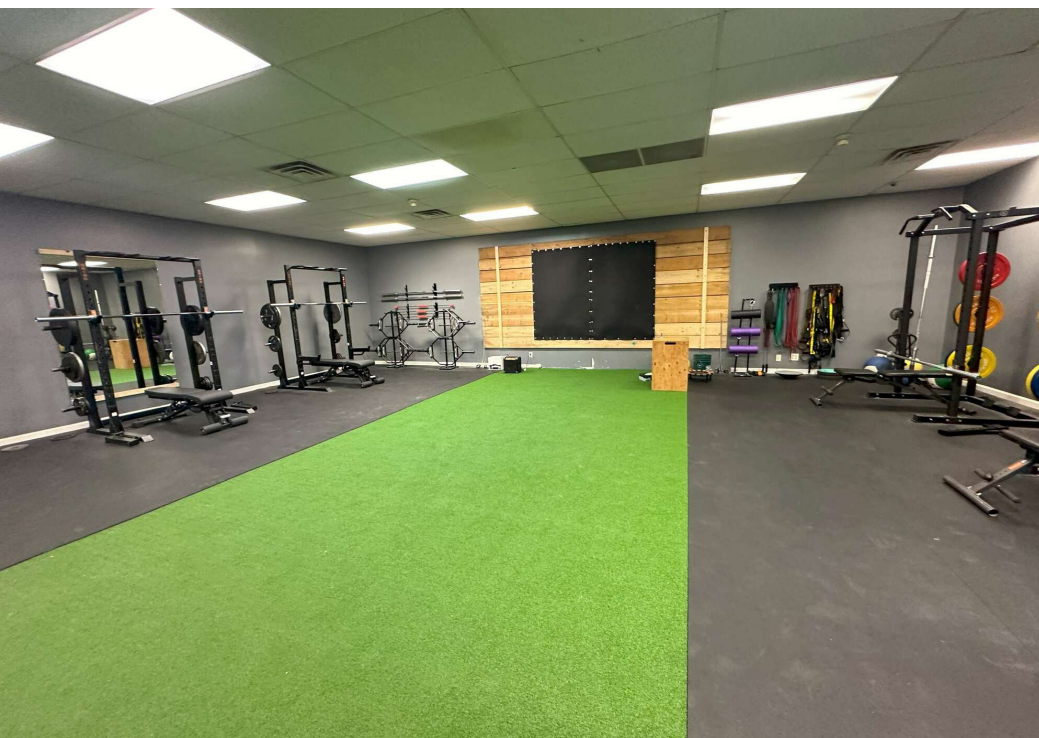
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138 N 16TH ST
INTERIOR PHOTOS