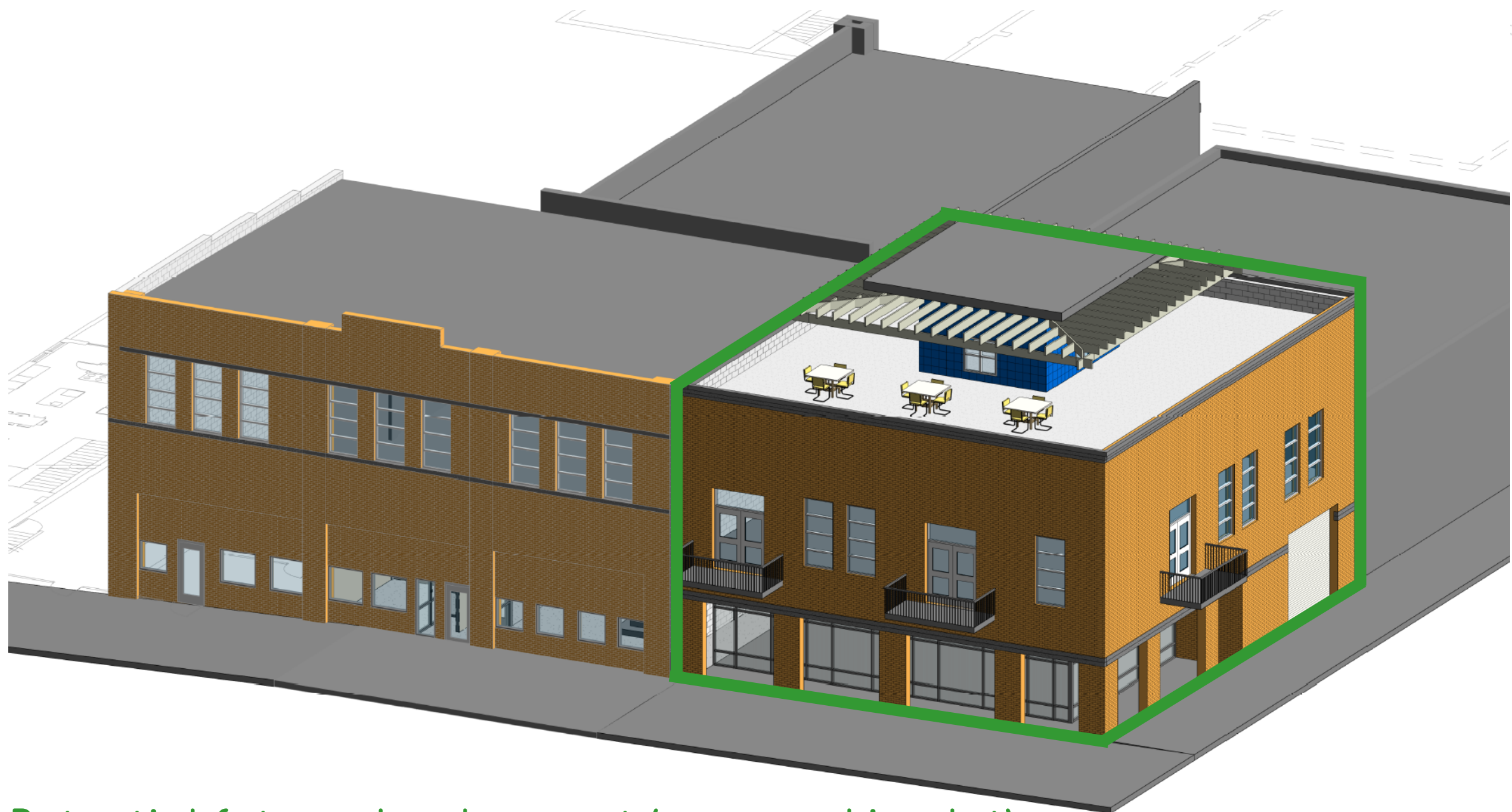


1711-1715 CUMING ST

COMMERCIAL BUILDING FOR SALE



Potential future development (over parking lot)

Lisa Zimmerman

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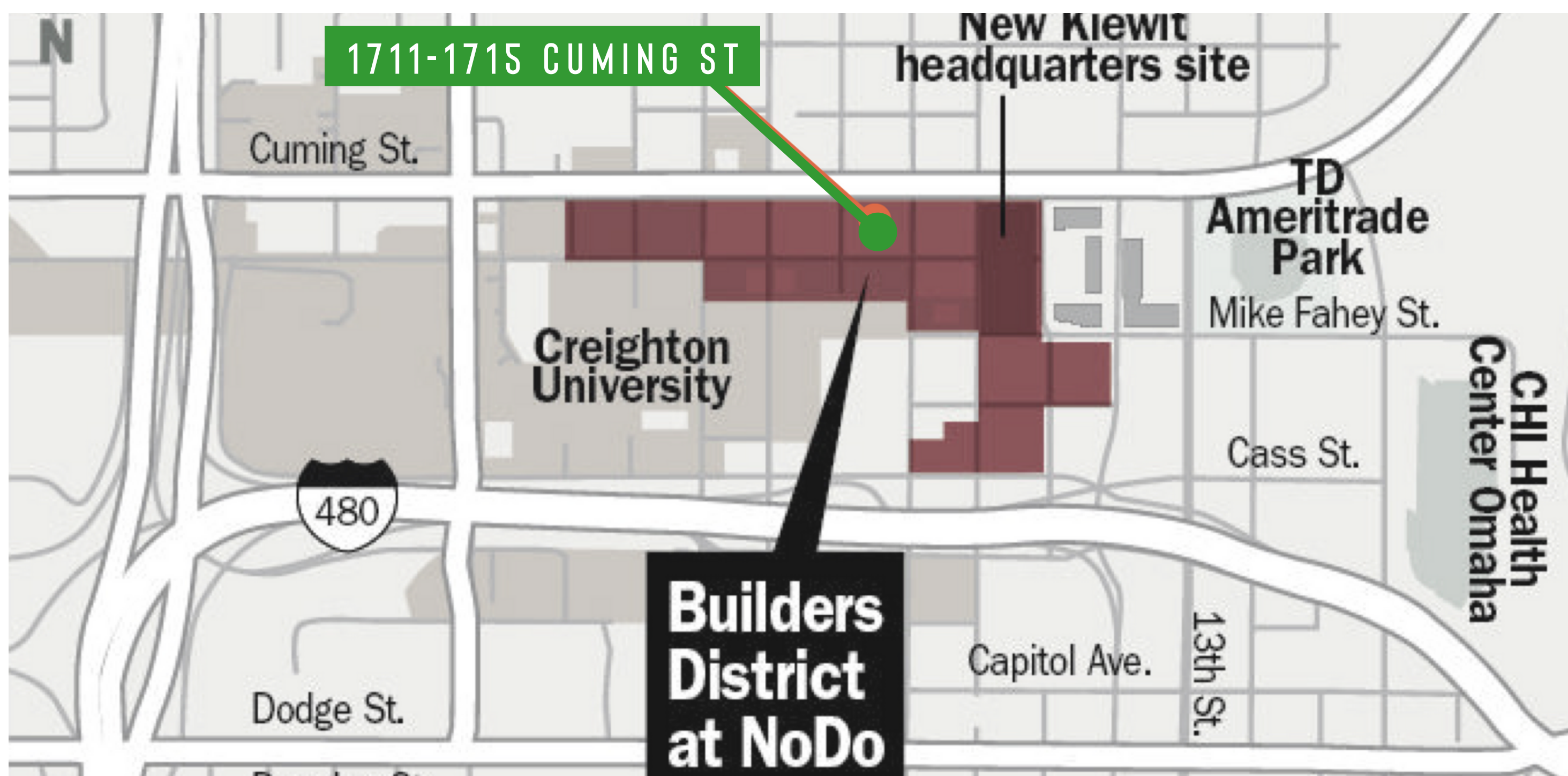
1711-1715 CUMING ST

COMMERCIAL BUILDING FOR SALE



Exciting opportunity in this multi-generational owned building offering high visibility on a significant transportation corridor through downtown.

Perfectly located in the North Downtown Omaha Builder's District, the property is less than one block from the new Kiewit HQ and Makerhood Development district and only minutes away from Eppley Airfield, Creighton University, Old Market and Downtown Omaha, offering major entertainment venues.



PROPERTY HIGHLIGHTS

SALE PRICE:	AVAILABLE UPON REQUEST
APPROX LAND SQ FT:	15,300
TOTAL BUILDING SQ FT:	14,289
YEAR BUILT:	1916
TAXES:	\$16,272.20
PRICE PER SQ FT:	AVAILABLE UPON REQUEST
ZONING:	DS-ACI-1 (DS - DOWNTOWN SERVICE DISTRICT, ACI - AREAS OF CIVIC IMPORTANCE DISTRICT)

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1711-1715 CUMING ST

COMMERCIAL BUILDING FOR SALE



1713 CUMING ST

- MAIN FLOOR: 2,732 SQ FT
- ACCESS TO 48" DOCK ACCESS IN ALLEY
- UPPER LOFT AREA OVER 1713 & 1715: 3,368 SQ FT | 1 BATHROOM
- FREIGHT ELEVATOR WITH 2,000LB CAPACITY
- APPROX. CEILING HEIGHT 17'
- ONE RESTROOM IN BACK OF SPACE
- ACCESS TO UPPER LEVEL FROM STAIRCASE & FREIGHT ELEVATOR
- 175 AMP SERVICE, 3 PHASE
- BASEMENT SPACE: 396 SQ FT

1709 CUMING ST

RESIDENCE



17 PARKING SPACES
IN LOT PLUS
STREET PARKING

1711 CUMING ST

- MAIN FLOOR: 2,009 SQ FT
- UPPER LEVEL IS UNFINISHED APARTMENT WITH SEPARATE ENTRANCE: 693 SQ FT
- 48" DOCK ACCESS IN ALLEY, ABLE TO ACCOMMODATE SEMIS
- DEDICATED FURNACE/AC
- ONE RESTROOM
- 150 AMP SERVICE
- BASEMENT SPACE: 540 SQ FT

1715 CUMING ST

- 5,386 SQ FT
- DOOR OPENING 91" WIDE W/ ACCESS TO DOCK
- APPROX. CEILING HEIGHT 15'
- ALLEY ACCESS
- AC/AIR HANDLER REPLACED IN 2016
- FLAT ROOF
- ONE RESTROOM IN REAR OF BUILDING
- INDUSTRIAL SINK IN REAR OF BUILDING
- SINGLE PHASE & 3 PHASE BOX
- THIS SPACE IS AVAILABLE FOR LEASE

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BUILDING INFORMATION



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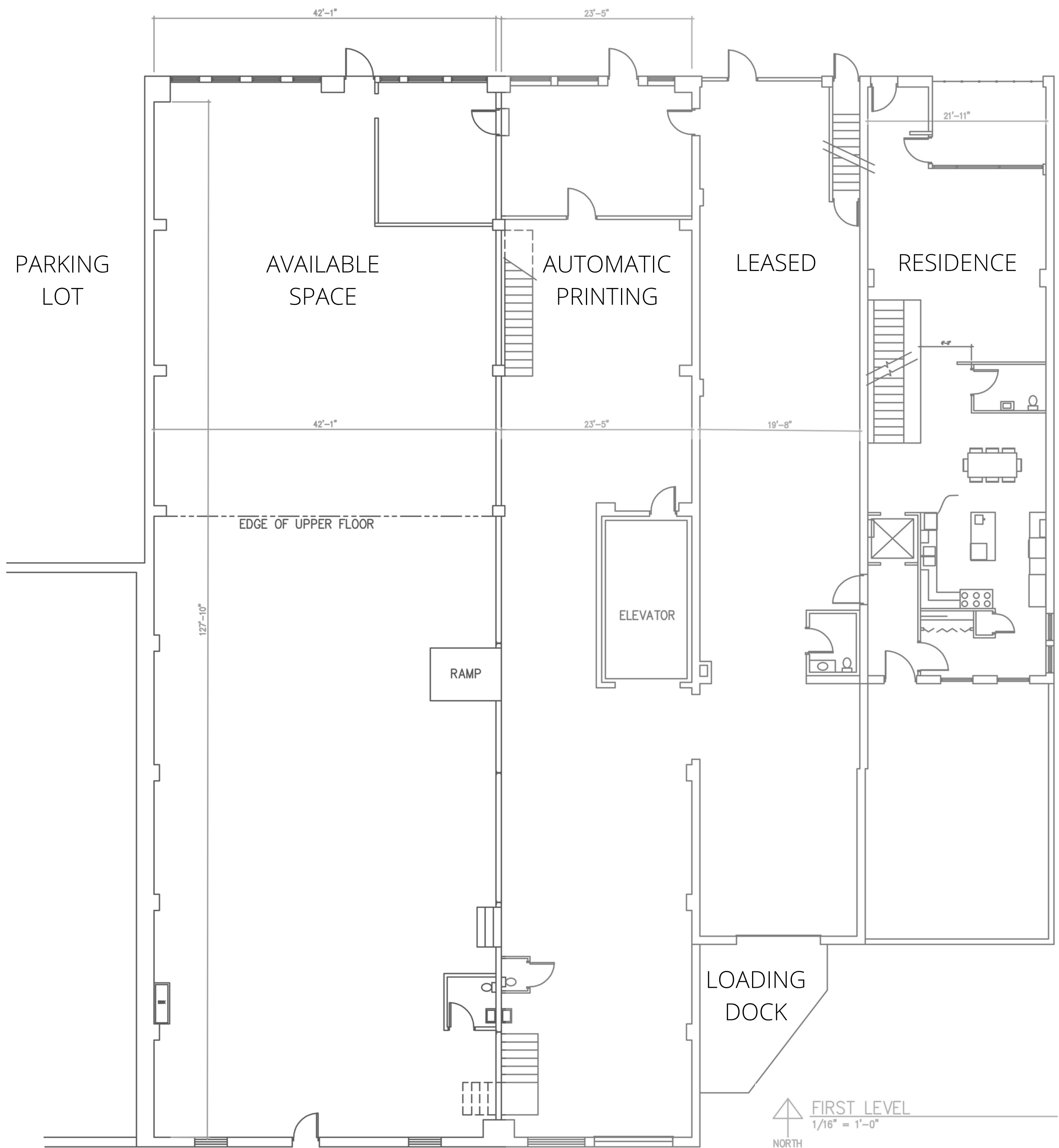
17 TOTAL PARKING SPACES IN LOT

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FLOOR PLAN - FIRST LEVEL

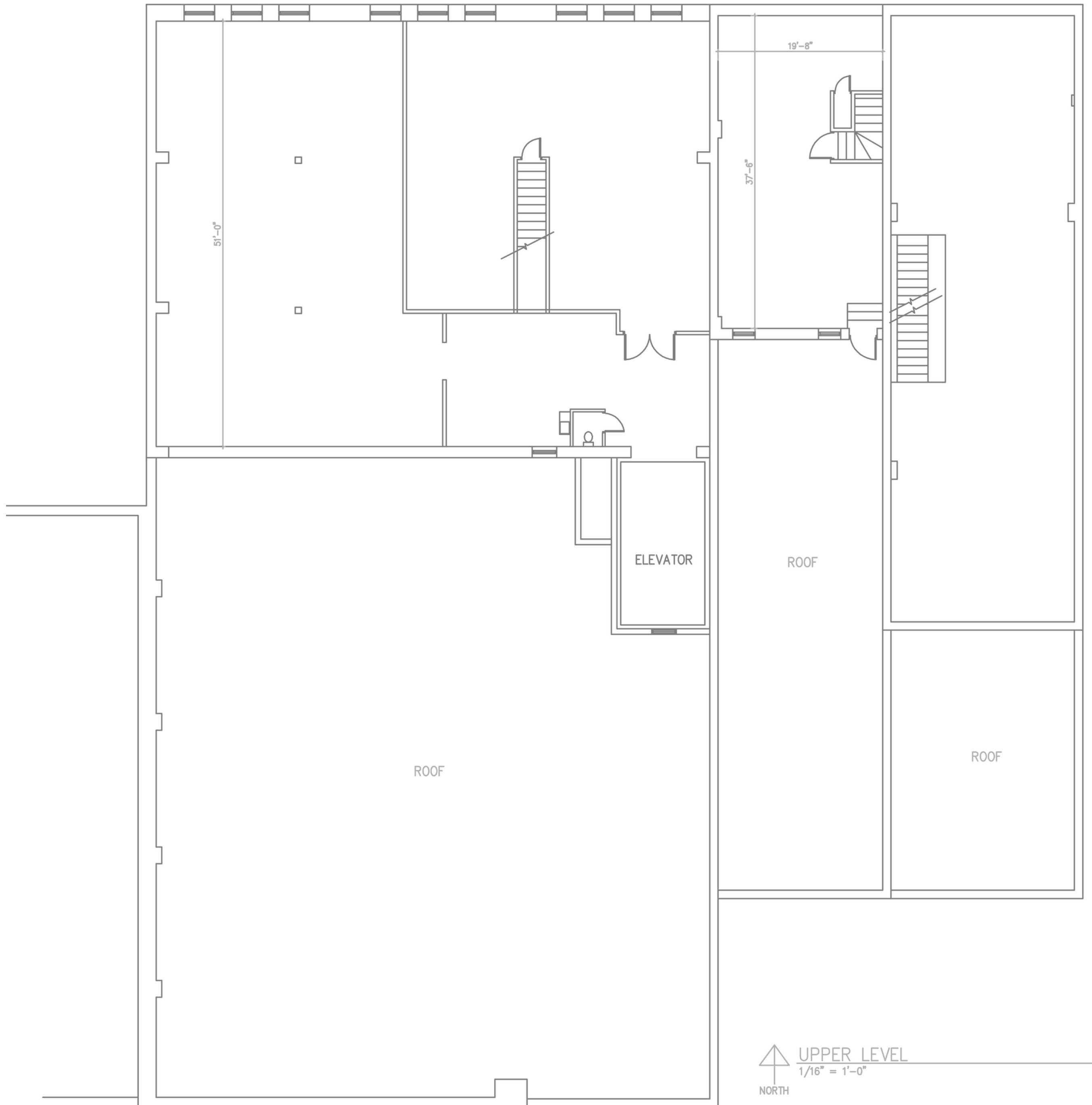


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FLOOR PLAN - SECOND LEVEL



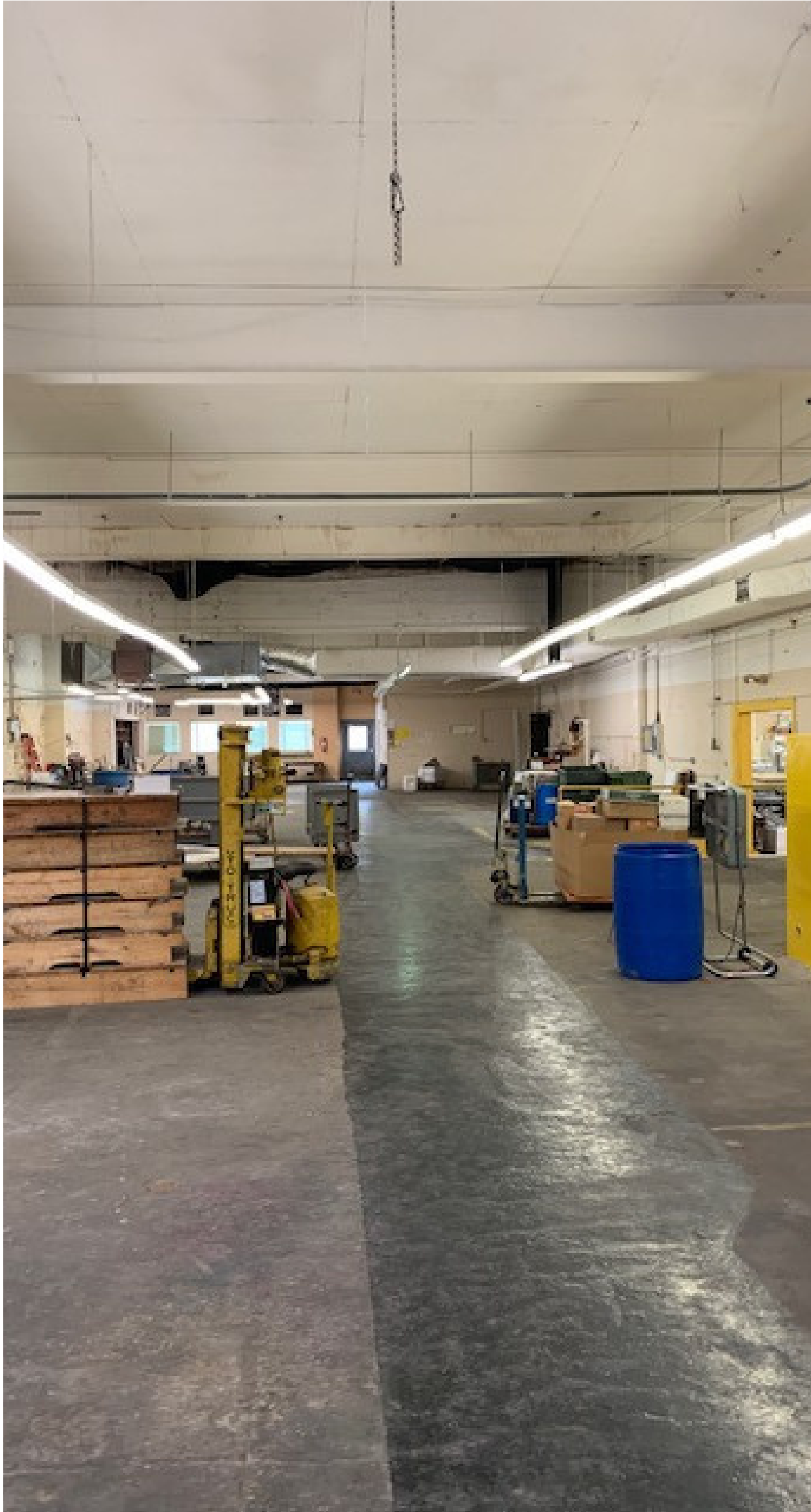
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