



Commercial Property For Sale

4215 CLIFTON DR | OMAHA, NE 68134

PURE
PROPERTY MANAGEMENT

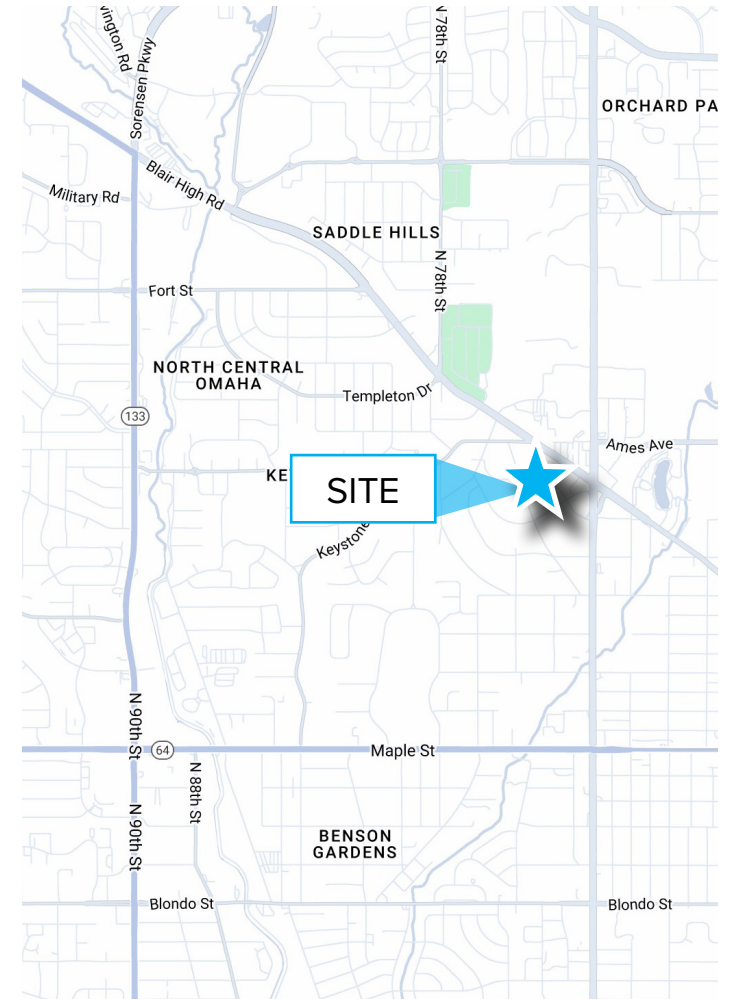
Property Overview

Commercial Property
For Sale

Address:	4215 Clifton Dr, Omaha, NE 68134
Building Size:	Garage 1: ±1,224 SF Garage 2: ±1,154 SF
Lot Size:	3.67 AC
Type:	Commercial
Zoning:	R8
Year Built:	1980

- Property Highlights:**
- Rare opportunity for high density residential development in north central Omaha
 - Water line within property
 - Sewer line along property line
 - Garage 1 has radiant heat
 - Both garages have power

Sale Price: **\$360,000**



PRESENTED BY

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Tenant Aerial

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Property Photos

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Property Photos

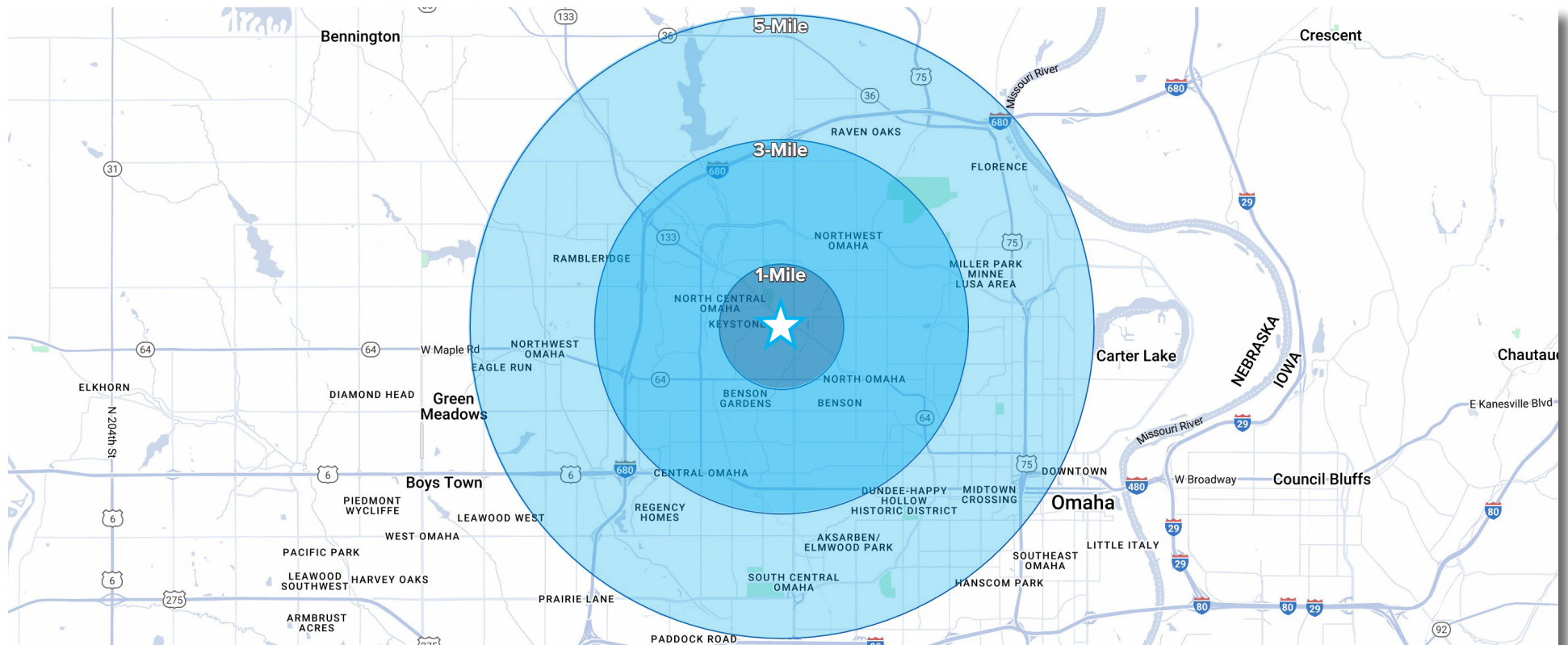
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Local Demographics

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2024 Demographics	1-Mile	3-Mile	5-Mile
POPULATION			
Total Population:	10,486	110,299	254,800
Annual Growth 2020-2024:	1.2%	-0.1%	0.4%
HOUSING			
Total Housing Units:	4,203	44,303	105,584
INCOME			
Avg. Household Income:	\$71,157	\$75,507	\$77,287





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