

For Sale

# Multi-Tenant Office Bldg Lincoln, NE



**770 N. Cotner Blvd**

Lincoln, NE 68505

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## Property Information

Square Footage:	56,125
Lot Size:	2.93 Acre
Year Built:	1980
Zoning:	B-5
Stories:	4

## Property Information

Listing Price:	\$6,198,000
Cap Rate:	7.12%
Projected NOI:	\$441,487

This is an opportunity to purchase a multi-tenant investment property. This four-story building has a great central location that is close to amenities. The large, 2.93 acre, lot offers adequate parking for office use. The building is leased with a mix of small and large tenants. The site has been professionally managed and well-maintained. Recent capital improvements include a new roof, new parking lot, new common area flooring, updated elevator interiors, and updated restrooms. The majority of the tenant's suites have been fully or partially renovated.



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