

BENSON MIXED-USE TRIPLEX + COMMERCIAL SPACE

FOR SALE

5519 NW RADIAL HWY, OMAHA, NE 68104



LISA MARIE PRINGLE
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INVESTMENT OPPORTUNITY IN BENSON'S HOTTEST NEIGHBORHOOD!



MULTIPLE INCOME STREAMS

- 3 RESIDENTIAL UNITS, FULLY UPDATED
- 2,332 SF COMMERCIAL SPACE. STREET VISIBILITY

PRIME BENSON LOCATION

- 2 BLOCKS FROM RESTAURANTS & BOUTIQUES
- HIGH-TRAFFIC NW RADIAL HIGHWAY

KEY FEATURES

- MODERN FINISHES
- MAIN LEVEL WITH MULTIPLE OFFICES
- OFF-STREET PARKING & LAUNDRY
- LIVE/WORK POTENTIAL
- R-7 ZONING

PERFECT FOR:

RETAIL • SALON • OFFICE • STUDIO

YEAR BUILT: 1945

2024 taxes: \$8,112.82



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INTERIOR PHOTOS



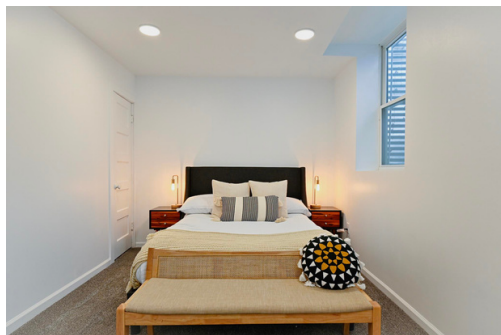
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 **BHGRE**
COMMERCIAL™

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BASEMENT PHOTOS



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Rent Roll

Unit	Unit Type	SF	Rent/mth	Rent Annualized	Lease expiration
2E	1B/1B	633	\$ 835	\$ 10,020	Month-to-Month
2W	1B/1B	633	\$ 900	\$ 10,800	7/31/2026
Basement	2B/2B	1,173	\$ 1,355	\$ 16,260	4/20/2026
Commercial Space	Office *VACANT	2,332	\$2,320	\$27,840	VACANT

Total
Potential Rent

\$5,410

\$64,920

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FLOORPLAN

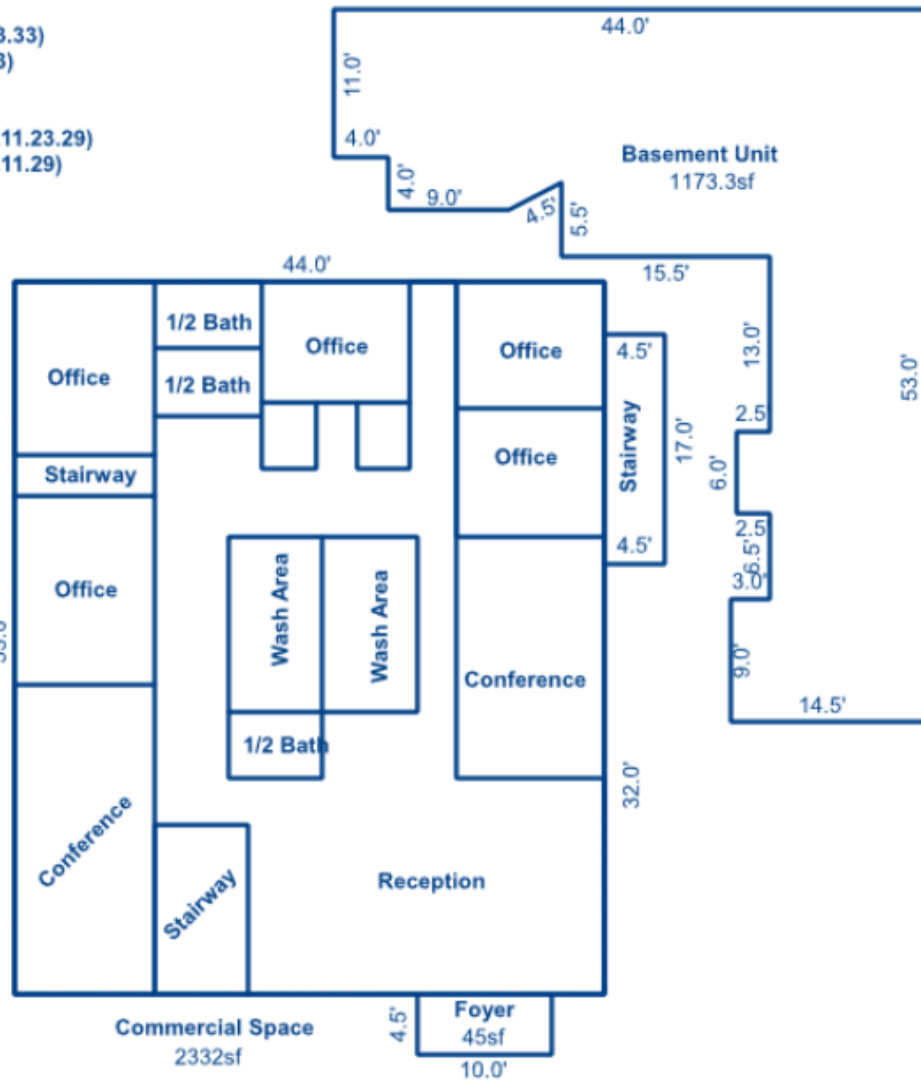
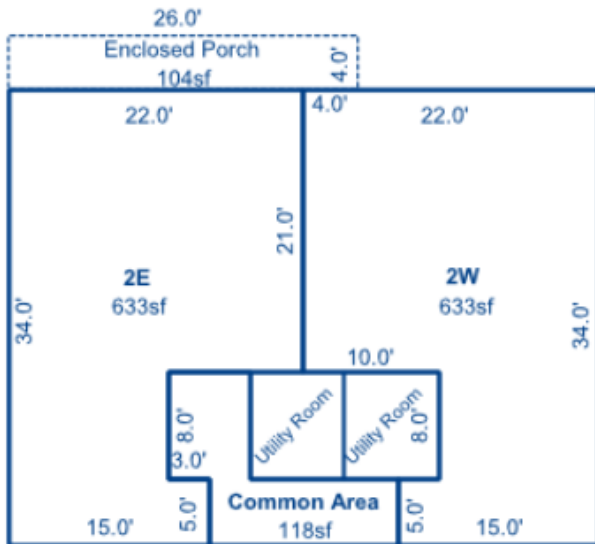
Basement Unit

Living Room: 17.01 x 13.00 (13.33)
Kitchen: 15.06 x 7.04 (33)
Elect Rge, DW, Disp
3/4 Bath, 1/2 Bath
Primary Bdrm: 22.00 x 9.10 (1.11.23.29)
Bedroom: 15.10 x 9.03 (1.11.29)

Unit 2W and 2E

Living Room: 16.00 x 10.05
Kitchen: 12.00 x 9.05
Elec Rge
Bedroom: 12.00 x 10.06
3/4 Bath

2 Story
5519 NW Radial Hwy
Bsmnt Conc Block
2332sf



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