



11830 Stonegate Drive | Omaha, NE 68164

\$3,500,000

Property Features

- Current use is an event center with removable partition walls to accommodate groups of all sizes
- Building was designed as a free-span structure for a variety of future uses
- Constructed in 2004, zoned Community Commercial (CC), with 8'-20' ceiling heights
- Multiple large banquet rooms, a central entrance, lobby, and corridor with two sets of restrooms
- Fully equipped kitchen with hood/vent system that spans the entire length of divided event spaces and accommodates simultaneous servicing of individual events
- Second floor offers 3,456 SF of office space, conference room, copy room, and storage
- Expansive 4.6-acre lot with ample parking for guests and staff

13321 California Street, Suite 105
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ADDRESS	SIZE (SF)	ASKING PRICE
11830 Stonegate Drive, Omaha, NE 68164	27,492 SF	\$3,500,000

BUILDING DETAILS

Year Built	2004
Lot Size	4.6 Acres
Mezzanine	3,456 SF
Ceiling Height	8'-20'
Zoning	Community Commercial (CC)

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Northwest Omaha
Cross Streets	N 120th & Stonegate Drive
Traffic Counts	12,512 VPD
Nearest Interstate	I-680

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,613	41,387	95,177
Total Population	12,175	96,266	234,031
Average HH Income	\$101,471	\$106,957	\$119,596

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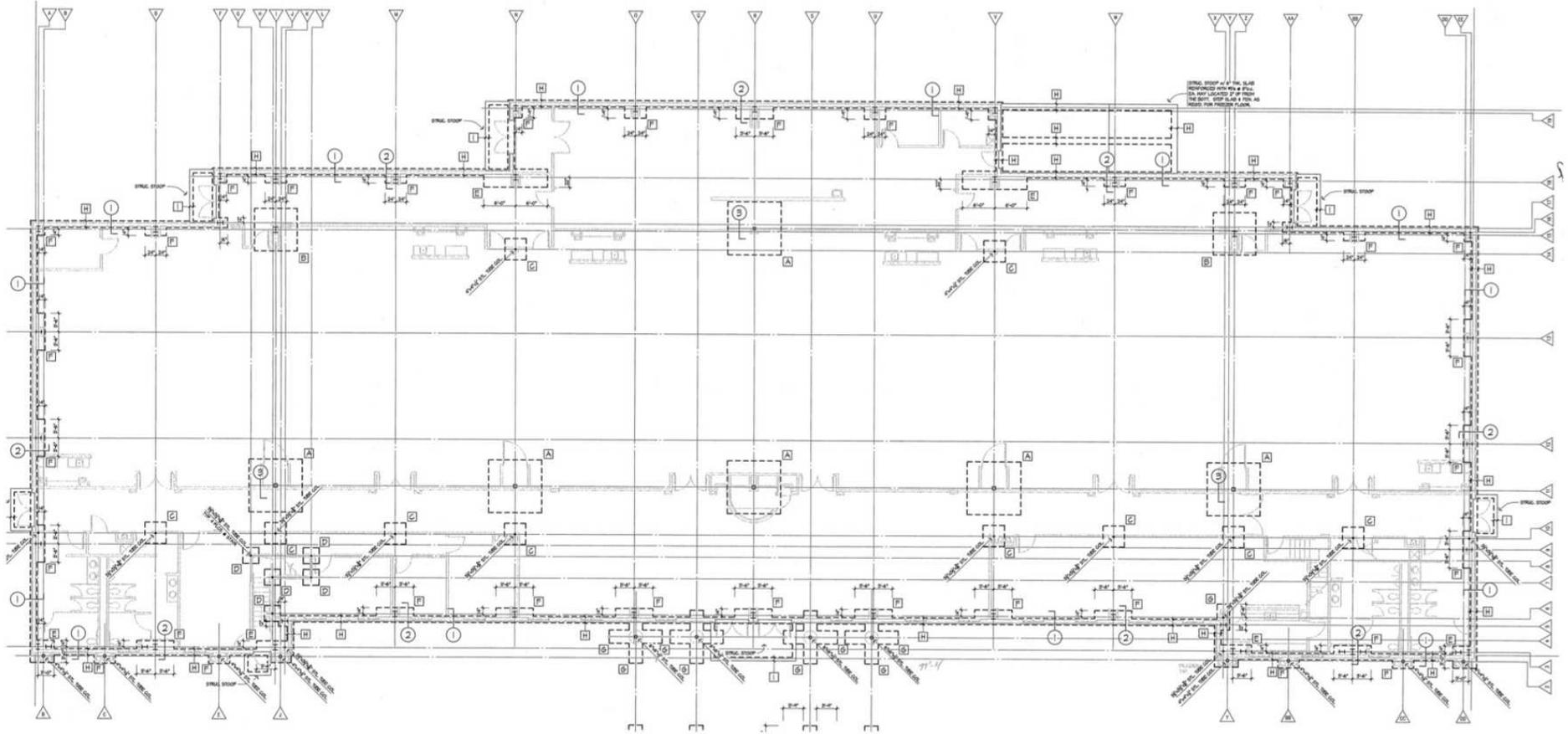


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4.6 Acre Lot with ample parking





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