

# Industrial/Office Space SHK Office & Warehouse FOR SALE

## Industrial/Office Space 8317 Grant St Omaha, NE 68134

### Property Highlights

- \$965,000
- 5,235 SF ( 2 Buildings)
- Tenant occupying partial building
- Overhead & Dock Doors
- Central Location



### Property Description

INDUSTRIAL & OFFICE: 2-STAND ALONE buildings, in one package! Located in the Industrial area of Keystone between Blondo & Maple, with easy access to traffic arteries, including Interstates.

Back Warehouse building is currently occupied approximately 53% by Owner and his own projects, with the remaining 47% leased to single tenant, along with the office space in the front office building, which is an additional 1,134 of offices. The owner retains approximately 1,050 sq ft of the shop area, again for his own projects, a small office space, and bathroom

Tenant therefor occupies approximately 2,540 sq ft of the two buildings which total 5,235 sq ft. Owner occupies the balance of the buildings.

Warehouse includes 2-dock doors and 3-drive-in doors. The drive-in doors are assigned to the tenant. No plumbing to the building.

A real find in a great central location. By appointment – daytimes only.



### Offering Summary

Available SF:	5,235 SF ( 2 Buildings)
Sale Price	\$965,000
Year Built	1961 & 1975
Lot Size	0.34/ 14,71 SF
Zoning	GI
Traffic Count	22,360



Listed By:

**Mike Blackmon**

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# PROPERTY DETAILS

## For Sale: \$965,000

## 8317 Grant St.

## Omaha, NE 68134

### Property Details

Property Use	Industrial/Office
Zoning	GI
Lot Size	0.34 Acre
Traffic Count	22,360
Cross Streets	N 84th St & Grant St
Property Taxes	\$9,264.10—2023

### Parking & Transportation

Parking Type	Spaces
Parking Spaces	7

### Location Information

Building Name	SHK Office & Warehouse
Street Address	8317 Grant St
City, State, Zip	Omaha, NE 68134
County/Township	Douglas

### Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	12,370	105,004	267,814
Households	5,681	45,234	112,207
HH Income	\$66,862	\$84,741	\$82,071

### Building Information

BUILDING 1	
Type:	Office/ Shop
Office SF	1,609
Shop SF	1,050
Building Class	C
Roof type:	EPDM roof
HVAC:	
Year Built	1961
Climate Control	Central HVAC—Office Heat-in shop area
Bathroom	1—Shop area 1—Office area
Overhead Doors	2—in shop
Office Includes:	Break-room & Laundry room all in 1
BUILDING 2	
Type:	Warehouse
Sq Ft	2,576
Building Class	C
Roof type:	EPDM roof, 3 years old
Year Built:	1975
Climate Control/ Bathroom	None
Overhead Doors:	3
Dock Doors:	2

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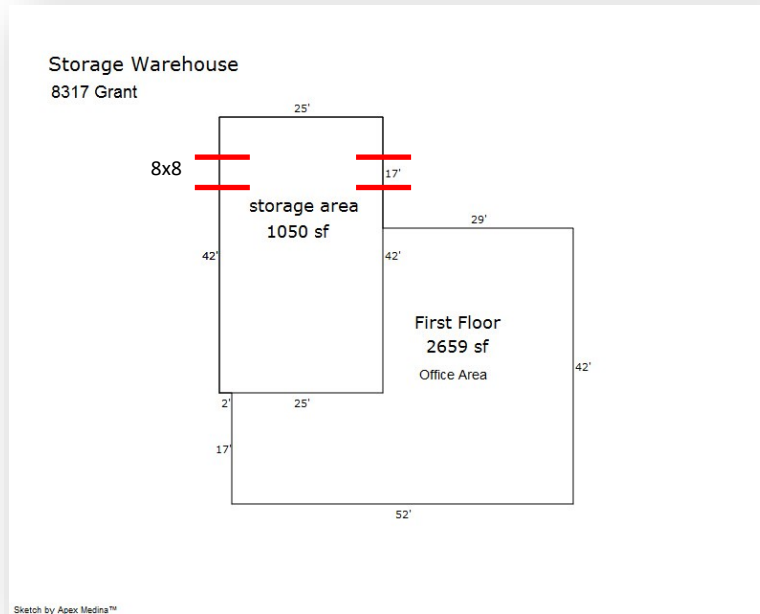
# BUILDING LAYOUT

For Sale: \$965,000

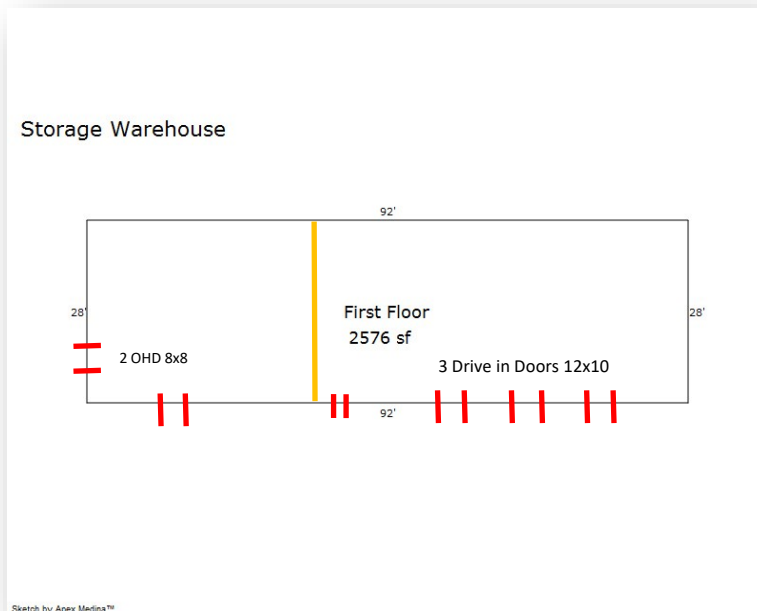
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Drive In doors located in storage area.

## Building 1



## Building 2



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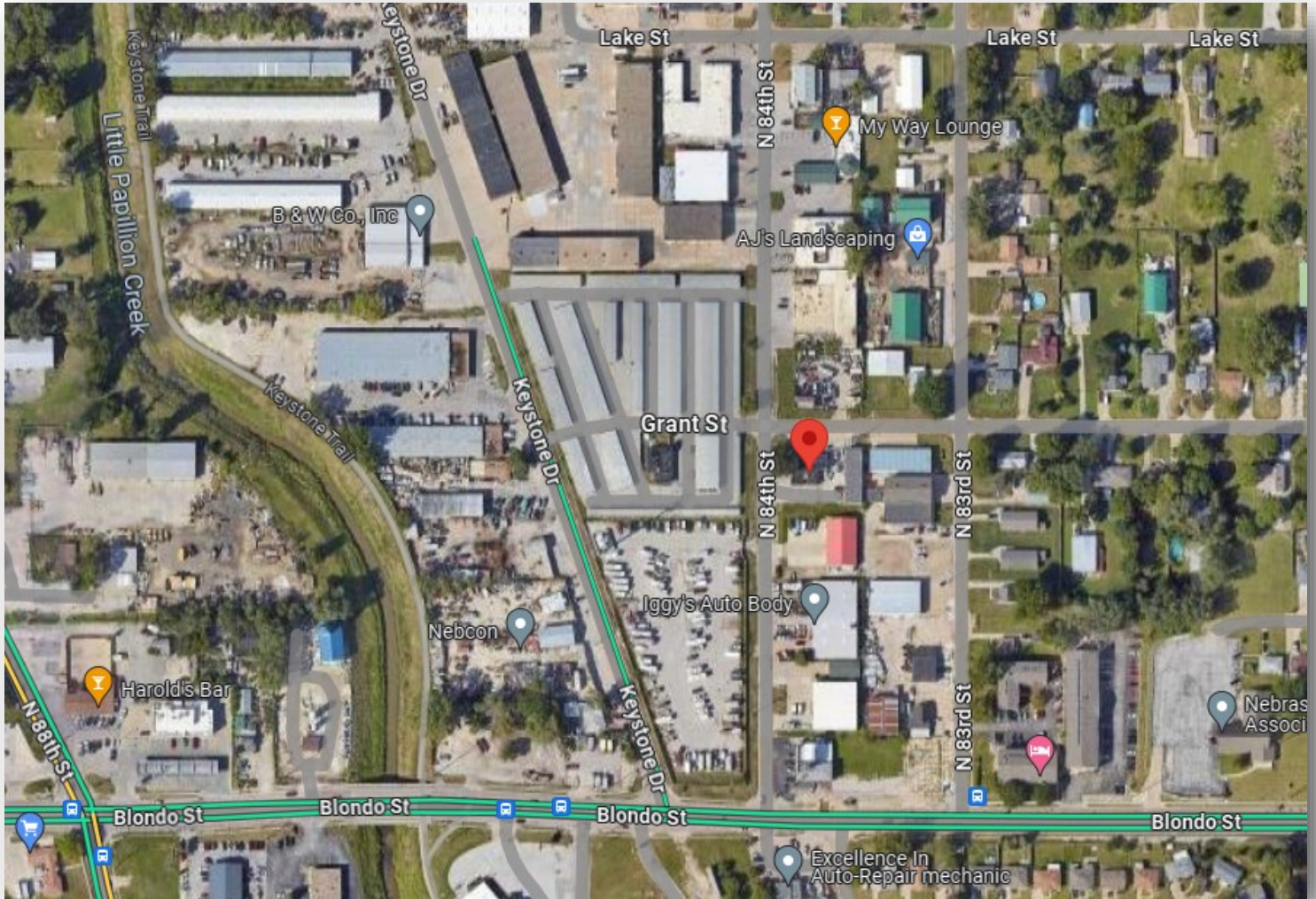
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# PLOT AERIAL

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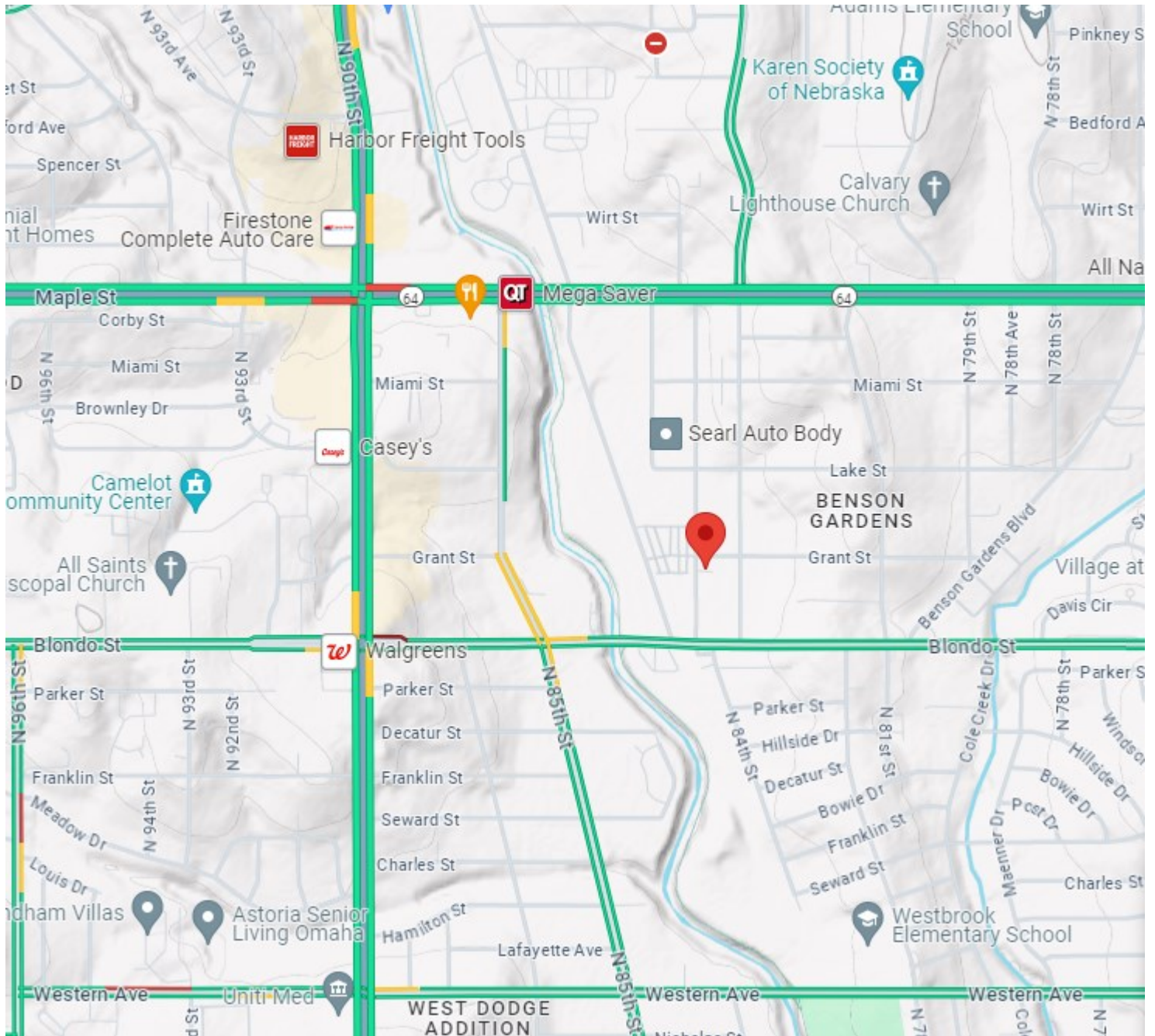


# MAP AERIAL

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# PHOTOS

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