

Millard Office FOR SALE

Unique Millard Office 5036 S 136th St Omaha, NE 68137

Property Highlights

- \$595,000
- 3,936 SF + 1,152 SF Garage
- RARE Office & Fenced Parking Combo
- New Roof & Siding in 2021
- Massive Insulated 6+ Car Garage

Property Description

RARE opportunity to purchase a unique stand alone office building in the heart of Millard! Updated office design includes reception area, built in bull pen, multiple private offices, and executive office with fireplace! Massive fully insulated 6+ car garage, ample front entry parking, large private fenced parking lot, with excellent interstate access and a great central location! New roof and siding in 2021.

Offering Summary

Available SF:	3,936 SF
Sale Price	\$595,000
Year Built	1975
Lot Size	0.47 AC
Zoning	Light Office
Traffic Count	24,084



Listed By:
Brian Wragge
Cell: (402) 212-0199
Brian.Wragge@bhhsamb.com

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

PROPERTY DETAILS

For Sale: \$595,000

5036 S 136th St

Omaha, NE 68137

Property Details

Property Type	Office
Zoning	Light Office
Lot Size	0.47 AC
Traffic Count	24,084
Cross Streets	136th St & Riggs St
Property Taxes	\$2,936.54

Location Information

Building Name	Millard Office
Street Address	5036 S 136th St
City, State, Zip	Omaha, NE 68137
County/Township	Douglas

Parking & Transportation

Parking Type	Surface
Parking Spaces	20+

Building Information

Building Size	3,936 SF
Building Class	C
Number of Floors	2
Year Built	1975

Utilities

Central HVAC	2 Forced Air Units
Restroom	3

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	8,085	84,740	209,285
Households	3,378	34,193	82,740
HH Income	\$75,191	\$98,657	\$113,242

Listed By:

Brian Wragge

Cell: (402) 212-0199

Brian.Wragge@bhhsamb.com

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division
331 Village Pointe Plaza
Omaha, NE 68118
402-547-5062

**BERKSHIRE
HATHAWAY** | Ambassador
HomeServices Real Estate

COMMERCIAL DIVISION

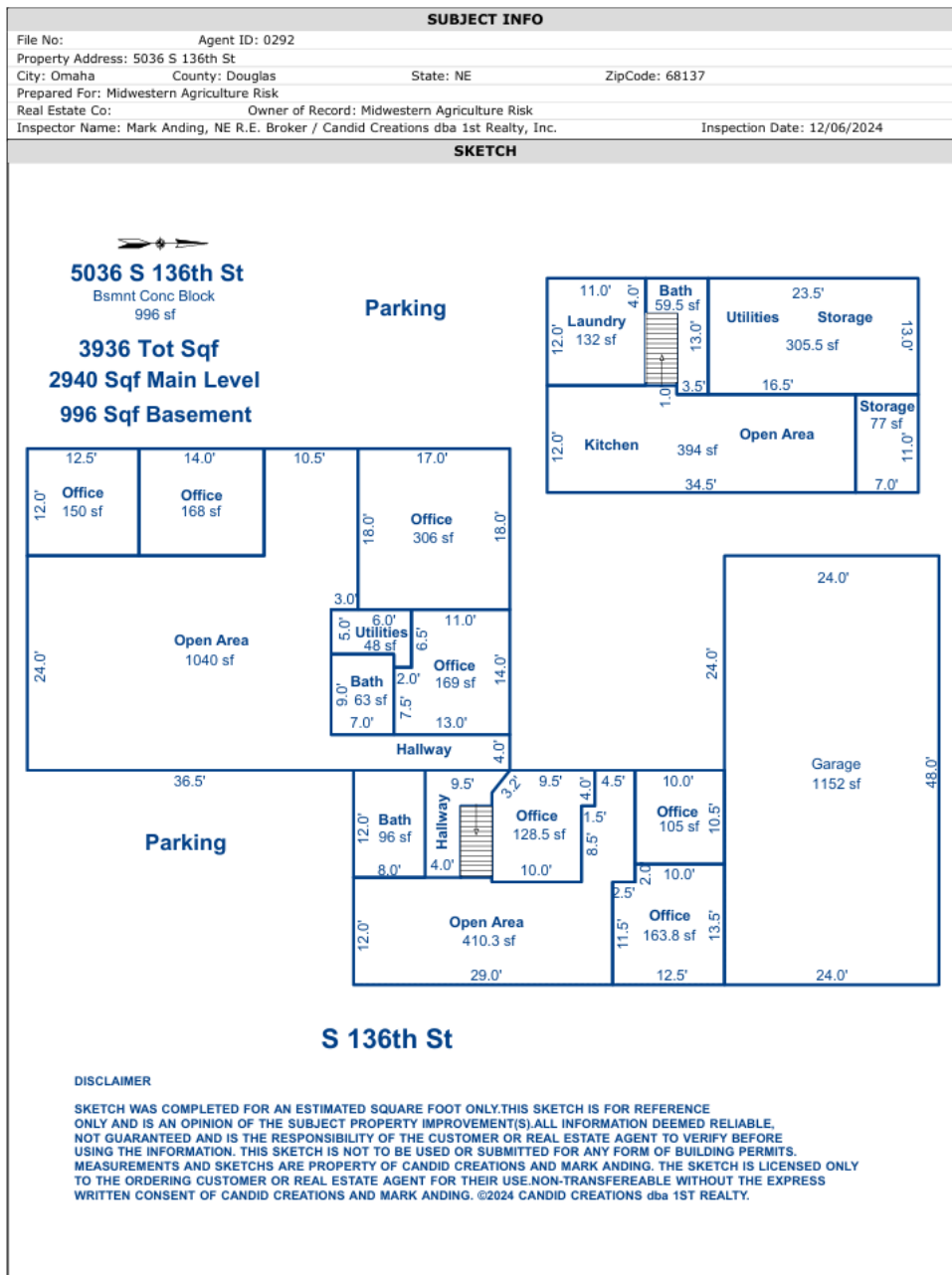
BUILDING LAYOUT

For Sale: \$595,000

5036 S 136th St

Omaha, NE 68137

SKETCH/AREA TABLE ADDENDUM



© ILOOKABOUT (US) Inc. dba Apex Software

Page 1

Listed By:

Brian Wragge

Cell: (402) 212-0199

Brian.Wragge@bhhsamb.com

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division
331 Village Pointe Plaza
Omaha, NE 68118
402-547-5062

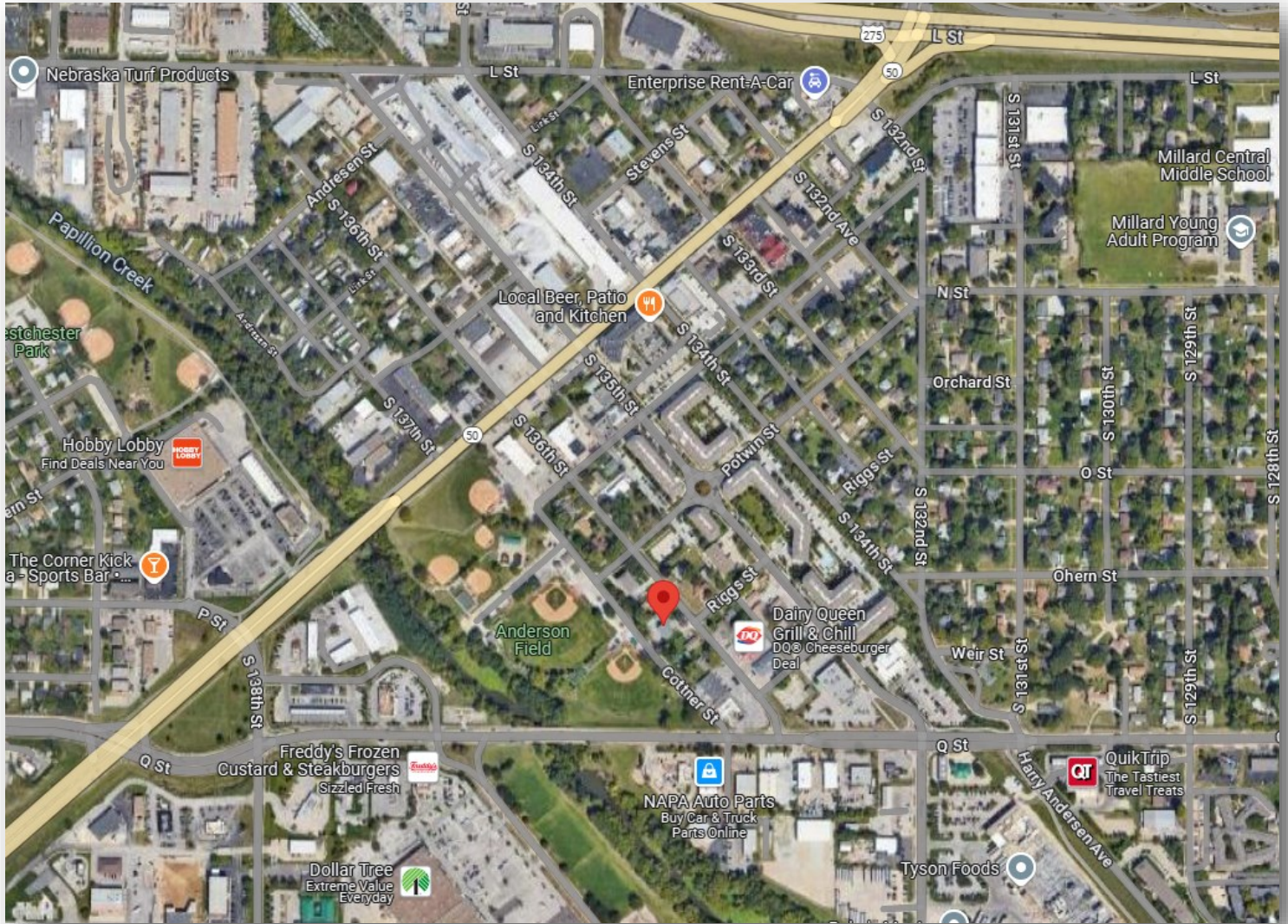
BERKSHIRE HATHAWAY | Ambassador
HomeServices | Real Estate

COMMERCIAL DIVISION

PLOT AERIAL

For Sale: \$595,000

5036 S 136th St
Omaha, NE 68137



Listed By:

Brian Wragge

Cell: (402) 212-0199

Brian.Wragge@bhhsamb.com

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division
331 Village Pointe Plaza
Omaha, NE 68118
402-547-5062

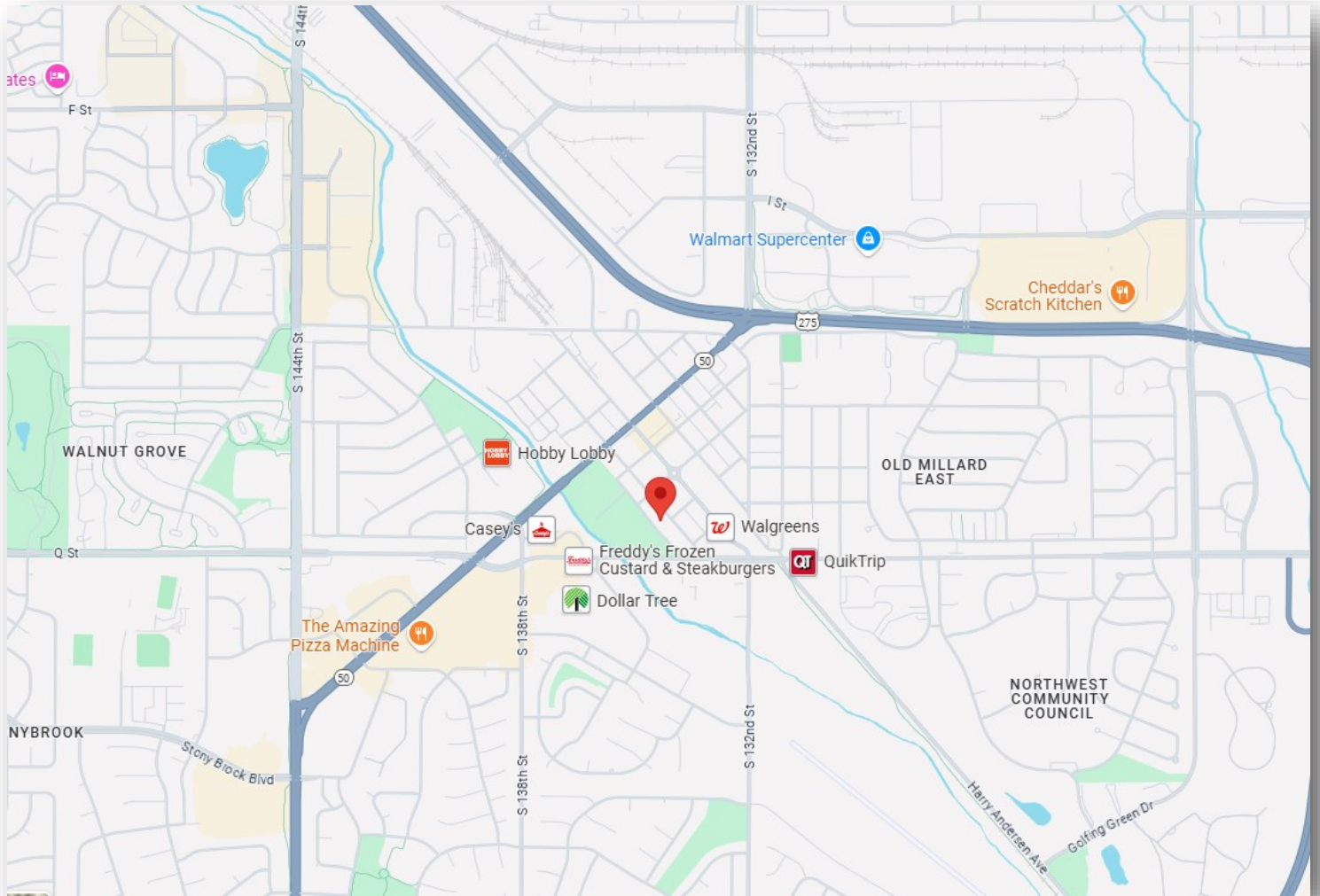
**BERKSHIRE
HATHAWAY** | Ambassador
HomeServices | Real Estate

COMMERCIAL DIVISION

MAP AERIAL

For Sale: \$595,000

5036 S 136th St
Omaha, NE 68137



Listed By:

Brian Wragge

Cell: (402) 212-0199

Brian.Wragge@bhhsamb.com

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division
331 Village Pointe Plaza
Omaha, NE 68118
402-547-5062

**BERKSHIRE
HATHAWAY** | Ambassador
HomeServices | Real Estate

COMMERCIAL DIVISION

PHOTOS
For Sale: \$595,000

5036 S 136th St
Omaha, NE 68137



Listed By:
Brian Wragge
Cell: (402) 212-0199
Brian.Wragge@bhhsamb.com

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2019 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

Berkshire Hathaway HS | Ambassador Real Estate Commercial Division
331 Village Pointe Plaza
Omaha, NE 68118
402-547-5062

**BERKSHIRE
HATHAWAY** | Ambassador
HomeServices | Real Estate

COMMERCIAL DIVISION