



**2406 FOWLER AVENUE | OMAHA, NE**  
39,148 SF

## OFFICE BUILDING | FOR SALE | NORTH OMAHA



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## PROPERTY DETAILS

PRICE	\$1,500,000
SF AVAILABLE	39,148
PROPERTY TYPE	OFFICE
BUILDING CLASS	C

## DESCRIPTION

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In the heart of North Omaha, an iconic building that was originally built as a care facility and converted to office and community space retains an adaptable layout of private offices, group meeting rooms, kitchen space, pantry/distribution facilities, a garden area, and a vacant adjacent lot. Primarily Zoned GO and on over 1.4 acres, there are a wide range of uses. High visibility and turnkey infrastructure make it a perfect fit for nonprofits, health/wellness centers, educational/institutional, or office ventures.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



## BUILDING INFORMATION

BUILDING SIZE	39,148 SF
YEAR BUILT	1971
ZONING	GO & R5
LOT SIZE (ACRES)	1.57

## PARKING & TRANSPORTATION

PARKING RATIO	1
PARKING SPACES	40
TRAFFIC COUNT	12,000

## PROPERTY & LOCATION HIGHLIGHTS

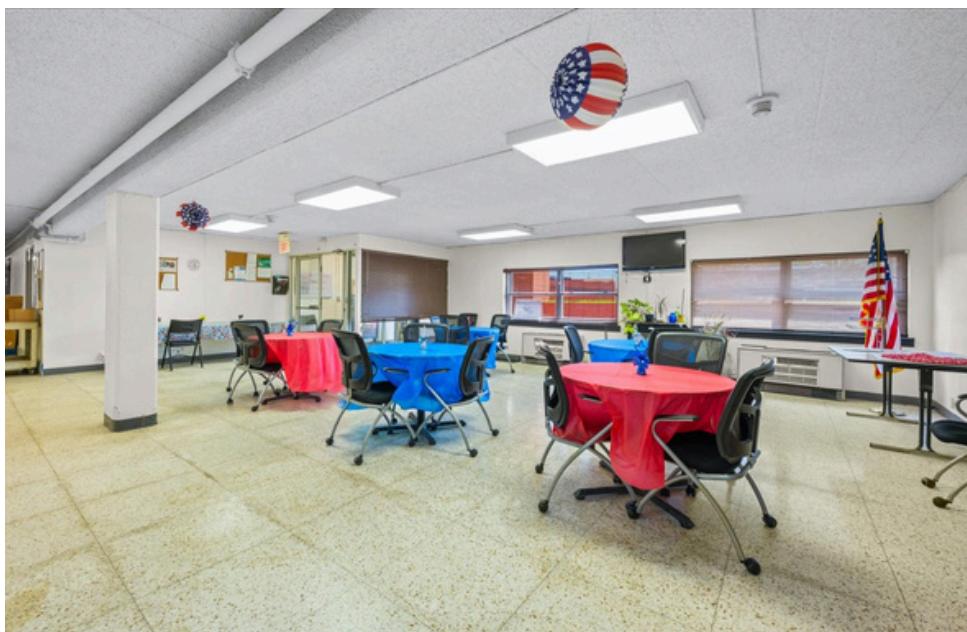
- Conveniently located just off of 24<sup>th</sup> and Fowler Ave.
- Turnkey for a non-profit and community groups
- Originally built as a care facility with plumbing throughout

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,044	87,437	207,129
AVERAGE AGE	33	33	34

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,279	31,976	83,088
PEOPLE PER HH	2.7	2.5	2.3
AVERAGE HH INCOME	\$40,299	\$58,195	\$69,531
AVERAGE HH VALUE	\$75,059	\$126,509	\$162,135

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## PHOTOS

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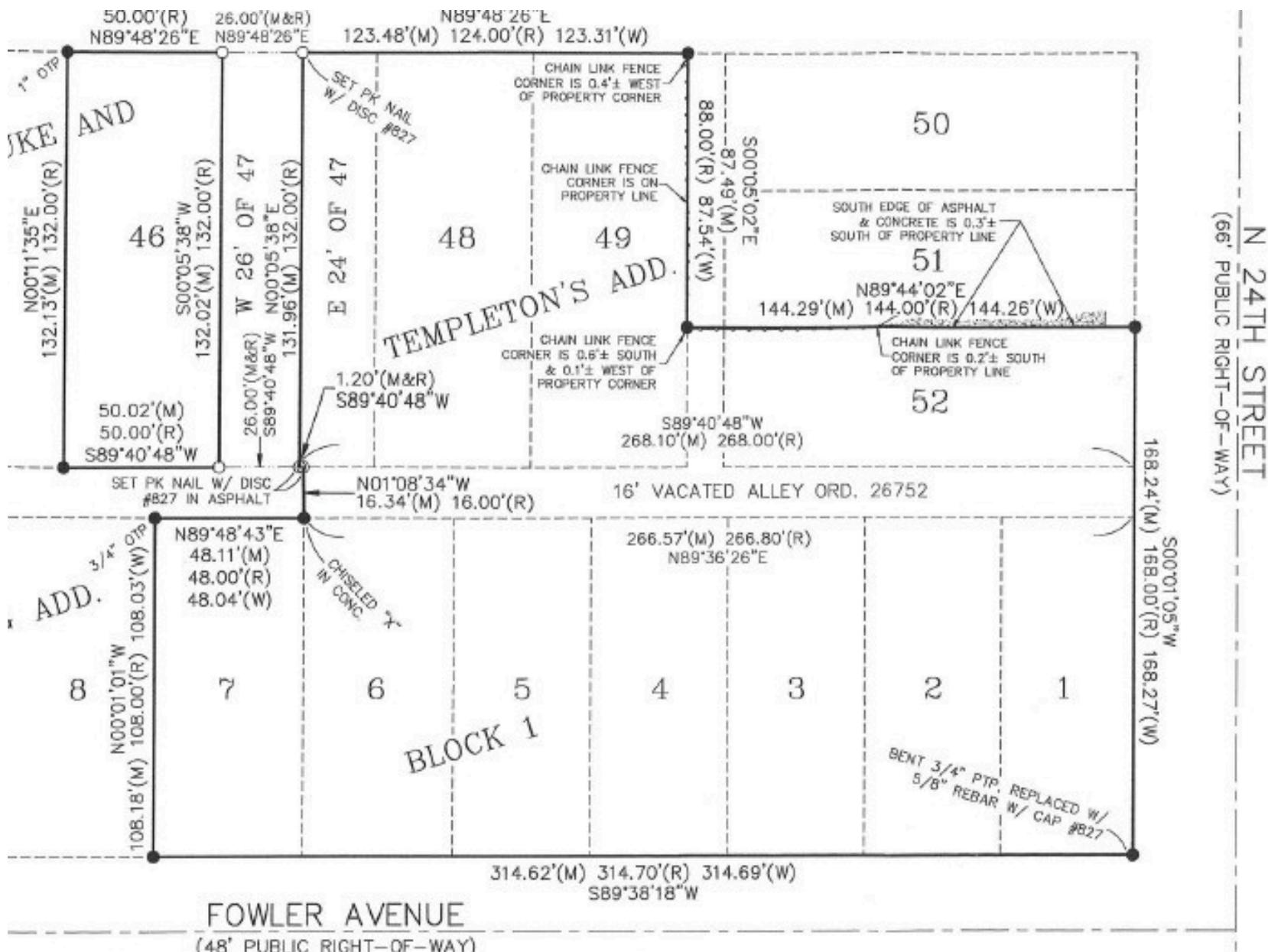


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PLOT PLAN

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## AREA BUSINESS MAP

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