



1520 Knox St

Lincoln, Nebraska 68521

Property Highlights

- 100% Leased Investment Property
- 9 Year lease term remaining
- Long-term daycare tenant
- 6.4% Cap rate
- Situated on approximately 0.60 acres
- Dedicated parking and site improvements
- Located within a dense residential area
- Convenient access to North 14th Street and Cornhusker Highway

Offering Summary

Sale Price:	\$725,000
Building Size:	4,838 SF
Lot Size:	26,328 SF

For More Information

Marc Hausmann, CCIM, SIOR

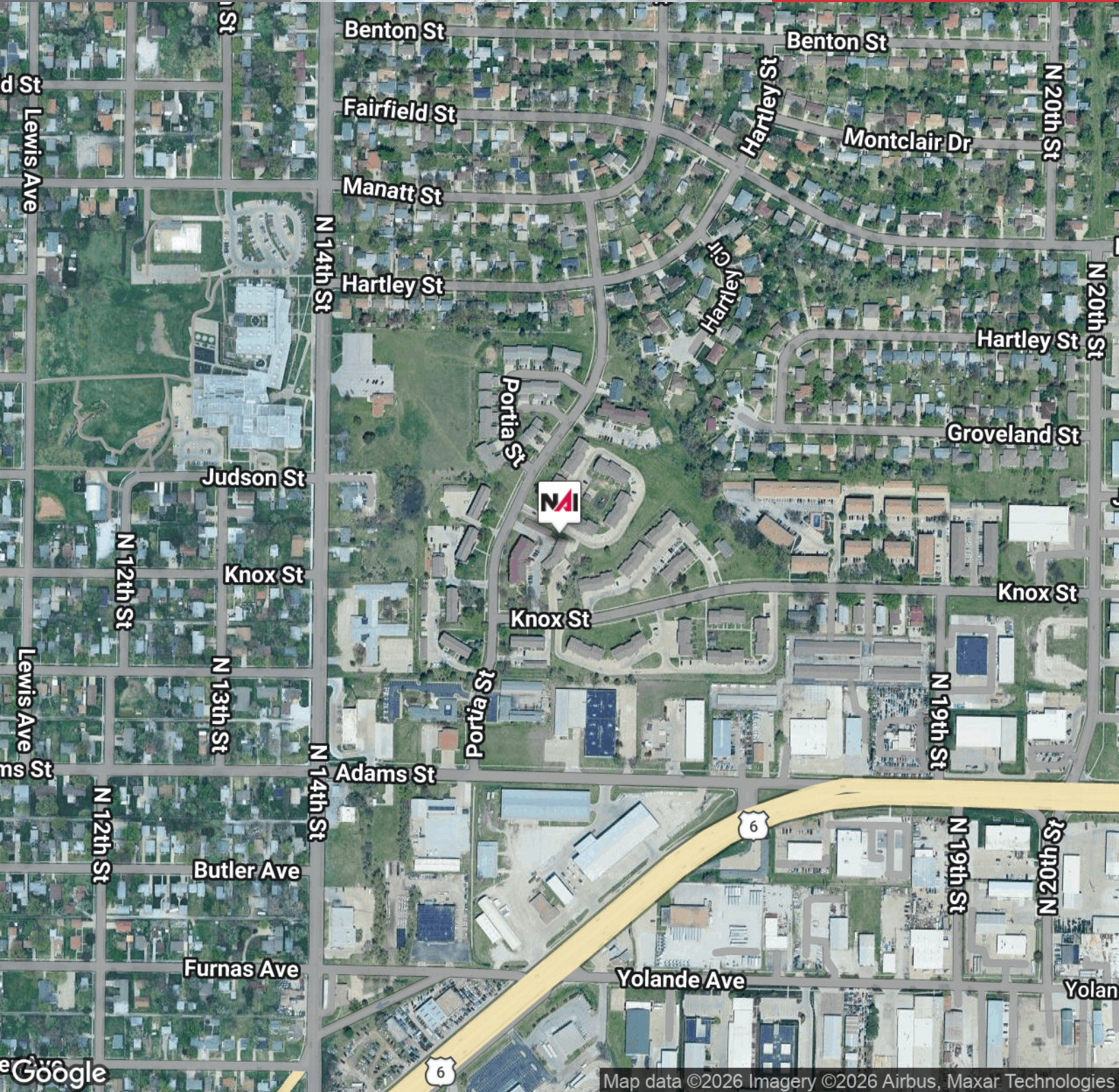
O: 402 441 5834
mhausmann@naifma.com

Tim Dornbos

O: 402 441 5833
tdornbos@naifma.com

FLYER

1520 Knox St, Lincoln, NE 68521



FLYER

1520 Knox St, Lincoln, NE 68521

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.