



110 S 11th St | Nebraska City, NE 68410

Motivated Seller \$450,000

Property Features

- Rare opportunity to own and run a movie theater or redevelop in Nebraska City
- Fully Operational Movie Theater that would be run under a new name (not ACX)
- Potential Community Block Development Grant (CBDG) and TIF funds available for redevelopment

13321 California Street, Suite 105
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Brian Thomas

Vice President

520 269 1317

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ADDRESS

SIZE (SF)

SALE PRICE

110 S 11th Street Nebraska City, NE 68410	12,096	\$450,000 Price Reduced
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BUILDING DETAILS

Year Built	1949
Renovated	2017
Zoning	C-2
Lot Size	.38 Acres
Number of floors	2

LOCATION DETAILS

County	Otoe County
Cross Street	Central Avenue
Traffic Count	4,715

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

Total Households	2,498	3,069	3,279
Total Population	6,299	7,748	8,288
Average HH Income	\$88,339	\$91,257	\$93,889



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