

Industrial/Retail Space Military Ave Free Standing FOR SALE

Industrial/Retail Space 2115 Military Ave Omaha, NE 68111

Property Highlights

- \$445,000
- 6,018 SF + 420+/- SF of Mezzanine
- 2 Floor Drains
- Constructed on stronger 12" Concrete Blocks
- Free Standing Building

Property Description

Positioned along the corner corridor of Military Avenue, 2115 Military Ave presents a rare opportunity to acquire a well-located freestanding commercial building. This highly visible property offers excellent street frontage, strong daily traffic counts, and convenient access to major thoroughfares, making it ideal for a variety of retail, office, or service-oriented uses. The building features a functional layout that can accommodate both owner-users and investors, with ample on-site parking and easy ingress/egress for customers and employees. Surrounded by established businesses and dense residential neighborhoods, the property benefits from consistent foot and vehicle traffic.



Offering Summary

Available SF:	6,018 + 420 SF
Sale Price	\$445,000
Year Built	1941
Lot Size	0.41 AC
Zoning	GC
Traffic Count	5,885

Listed By:

Mike Blackmon & Trudie Ahlstrom

Cell: (402) 981-7337 & (402) 305-2916

Mike.Blackmon@bhhsambcommercial.com & Trudie.Ahlstrom@bhhsamb.com

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PROPERTY DETAILS

For Sale: \$445,000

2115 Military Ave

Omaha, NE 68111

Property Details

Property Type	Industrial/ Retail
Zoning	GC
Lot Size	0.41 AC
Traffic Count	5,885
Cross Streets	Military Ave & Burdette St
Property Taxes	\$4,277.20

Location Information

Building Name	Military Ave Freestanding
Street Address	2115 Military Ave
City, State, Zip	Omaha, NE 68111
County/Township	Douglas

Parking & Transportation

Parking Type	Concrete
Parking Spaces	36

Building Information

Building Size	6,018 SF + 420 SF
Building Class	C
Number of Floors	1 + Mezzanine
Year Built	1941

Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	2.75

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	21,372	150,988	281,162
Households	8,372	62,339	114,511
HH Income	\$85,265	\$77,218	\$81,408

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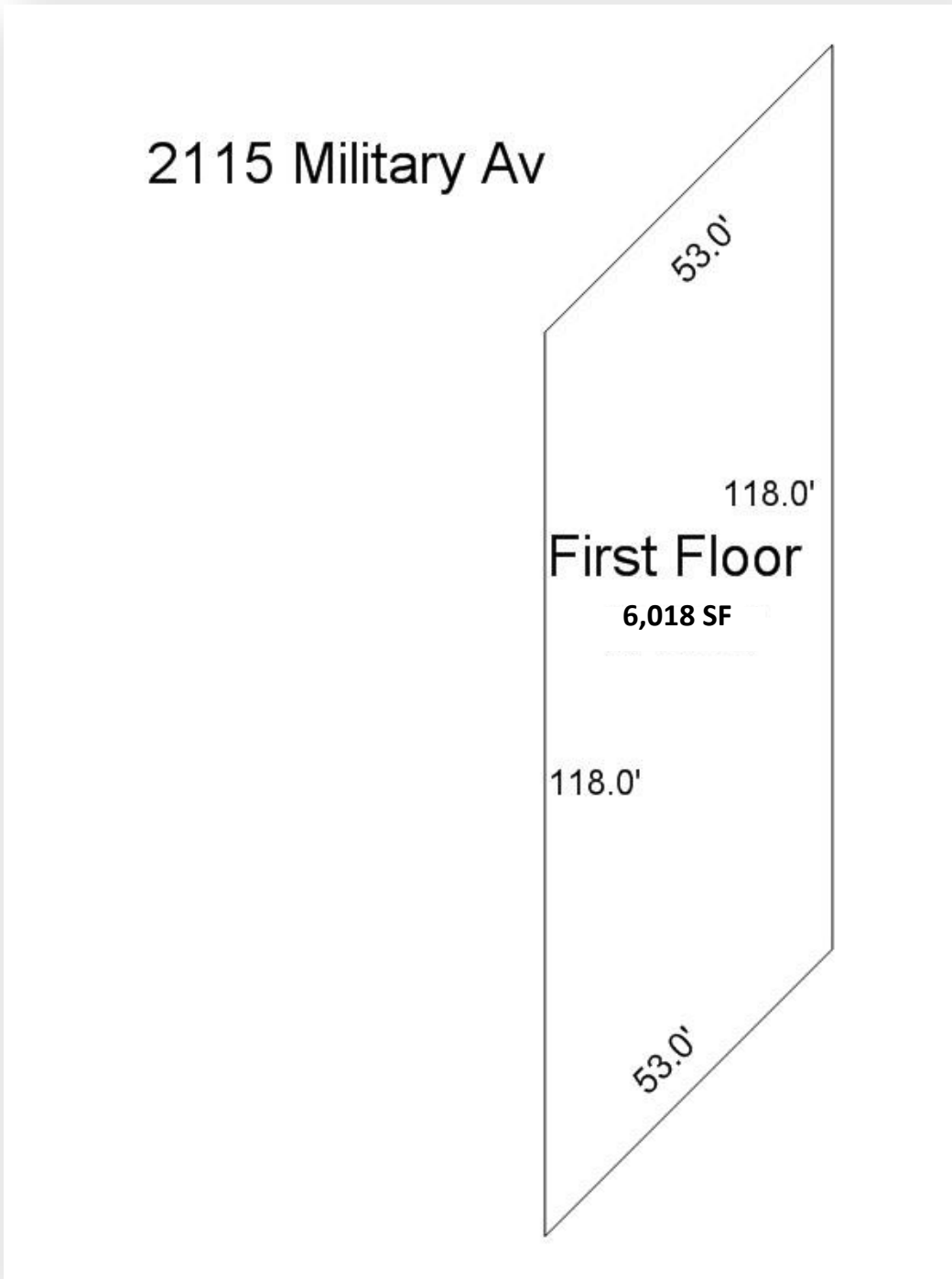
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BUILDING LAYOUT

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PLOT AERIAL

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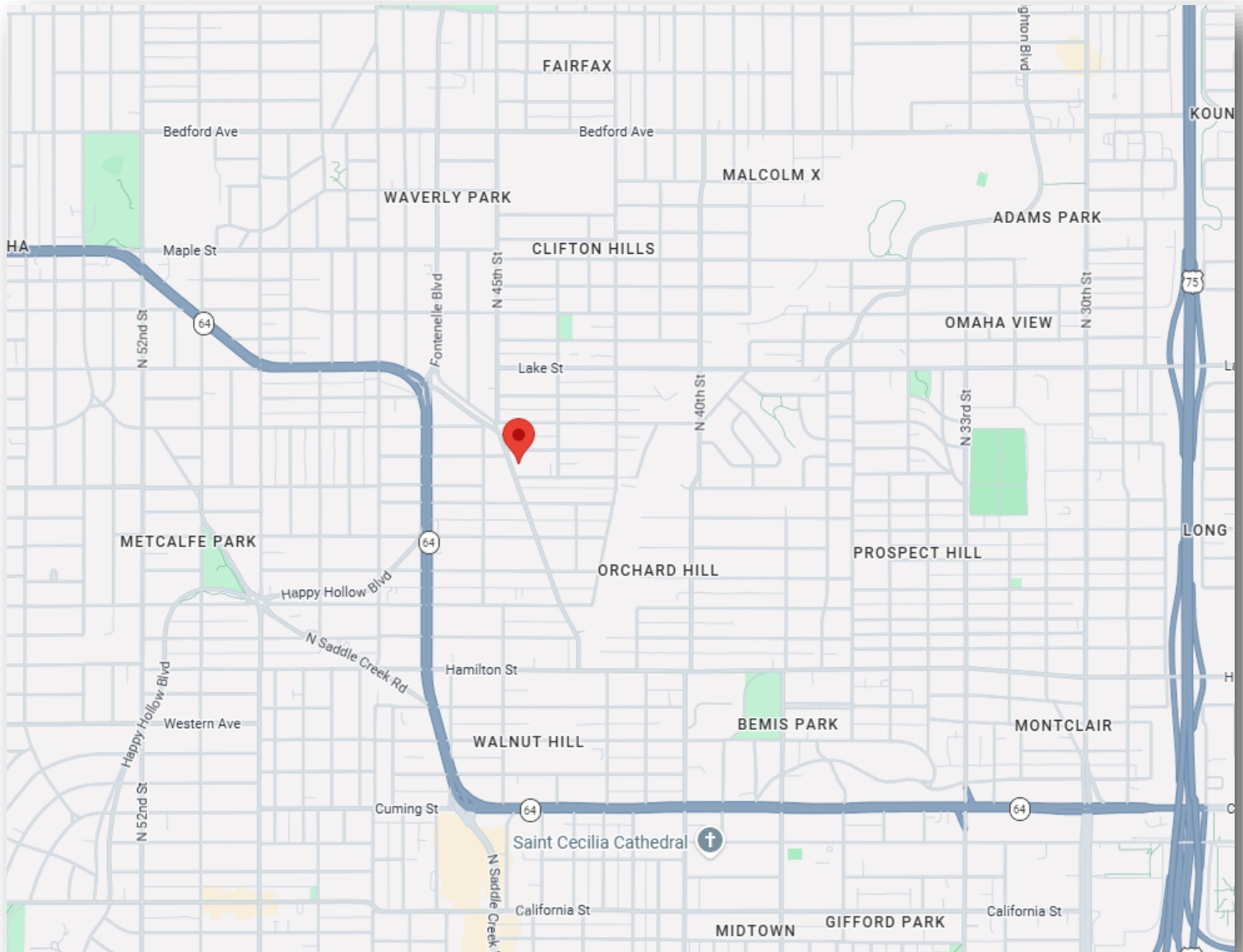
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MAP AERIAL

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