

# FOR SALE: Rare 'O' St Corridor Opportunity

## Warehouse/Service/Storage

2324 'O' St.  
Lincoln, NE 68510



### PROPERTY DESCRIPTION

Showrooms with storage areas of varying sizes and ceiling heights. Gravel loading area for van or small truck on east side of building.

### LOCATION DESCRIPTION

O Street. Traffic counts: 35,030. Historic Antelope Valley. Built 1900.

### PROPERTY HIGHLIGHTS

- Approx 3900 sq. ft. of storage areas and 2700 sq. ft. of retail or office
- Billboard lease income
- Opportunity Zone
- Street parking on O Street or 23<sup>rd</sup> Street.

### OFFERING SUMMARY

<b>Price:</b>	<b>PRICE REDUCED: \$399,000</b> \$499,000
<b>Size:</b>	6,600 Square Feet
<b>Zoning:</b>	B-4 Lincoln Ctr Business District
<b>Type:</b>	Storefront

*Close to UNL and downtown residential living, opportunity for online retail, thrift store or distribution, parts storage, or antiques.*

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