

# FOR SALE: *Rare 'O' St Corridor Opportunity*

## Warehouse/Service/Storage

2324 'O' St.  
Lincoln, NE 68510



### PROPERTY DESCRIPTION

Industrial/Flex space with small offices and display area. Seconds from Downtown Lincoln.

### LOCATION DESCRIPTION

Established Audio Installation, Repair, and Retail storefront for over three decades, now ready for the next use. Built 1900.

### PROPERTY HIGHLIGHTS

- Approx 3900 sf Material Storage and 2700 sf Retail/Office
- Billboard lease income
- 35,030 Traffic Counts
- Opportunity Zone

### OFFERING SUMMARY

<b>Price:</b>	<b>PRICE REDUCED: \$499,000</b> <del>\$630,000</del>
<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, services, or storage.*

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