

**222 N 44<sup>TH</sup> STREET  
LINCOLN, NE 68503**

**IMPROVED PRICE  
\$2,250,000**



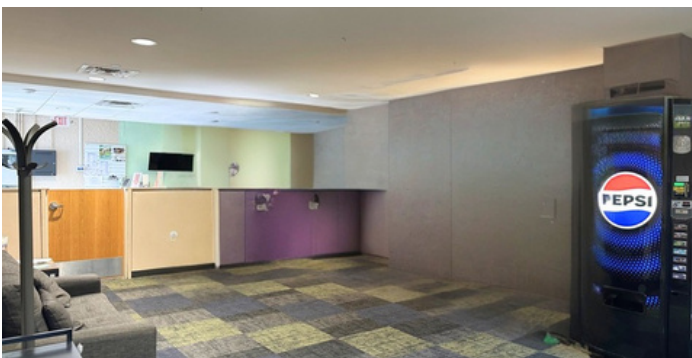
**H-2 Zoned 29,540<sup>+/-</sup> SF 1.04 Acres**



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## **Flexible Commercial Property Endless Possibilities!**

- Fitness center / indoor sports facility / aquatic center
- Restaurant
- Childcare / early education facility
- Dog daycare / veterinary clinic
- Medical / dental / wellness clinic
- Retail showroom / big box / multi-tenant retail
- Light industrial / warehouse/distribution
- Professional office
- Mixed use development



*Information deemed reliable but not guaranteed*