



8708 N 28th Ave | Omaha, NE 68112

\$495,000

Property Features

- Industrial Flex Space
- Ideal for owner user or single tenant
- Fenced outdoor storage behind property
- Approximately 3,276 SF with 874 SF renovated office space
- Located close to I-680, Eppley Airfield, and downtown

13321 California Street, Suite 105
Omaha, NE 68154
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Gary Petersen

Associate
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ADDRESS

8708 N 28th Avenue

SIZE (SF)

Approx. 3,276 SF

ASKING PRICE

\$495,000

BUILDING DETAILS

Tenancy	Single
Zoning	GI
Drive-in Doors	Two (2) 14'h x 12'w
Short Drive-in Doors	Two (2) 8'h x 16'w 8'h x 8'w
Year Built/Renovated	1963 / 2024
Lot Size	.21 Acres
Floor Drains	Yes
Ceiling Height	14' (warehouse)

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Northeast Omaha
County	Douglas
Cross Streets	N 28th Ave & Clay St
Nearest Interstate	I 680

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

Total Population	3,833	35,493	110,520
Avg HH Income	\$68,032	\$68,032	\$78,089
Avg Home Value	\$178,878	\$175,971	\$185,309



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