



FOR SALE

BUILDING AND LAND FOR SALE - SELLER FINANCING AVAILABLE

623 5th St, Peru, NE 68421 | \$169,000

Erik Rickard
402 658 9827
erickard@omnepartners.com

2819 S 125th Ave, Ste. 252
Omaha, NE 68144
402 697 8899
omnepartners.com



PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- Commercial building and land offered for sale as a packaged opportunity
- 3,497 SF main building substantially renovated in 2022
- Located on 5th Street near the center of downtown Peru
- Renovations to main building include new electrical, plumbing, HVAC, and additional capital improvements
- Features include a loading dock and functional layout suitable for a variety of commercial uses
- Sale includes the primary building plus three additional contiguous parcels located directly north of the Main building
- Warehouse structure on site is in poor condition and will require extensive rehabilitation or demolition per local governing authorities
- Combined land area totals approximately 0.30 acres, all contiguous
- Sale of the property does not include furniture, fixtures, and equipment.
- All properties are being sold as is, where is, with no representations or warranties expressed or implied
- Buyer to perform all due diligence and obtain any required approvals from local governing authorities

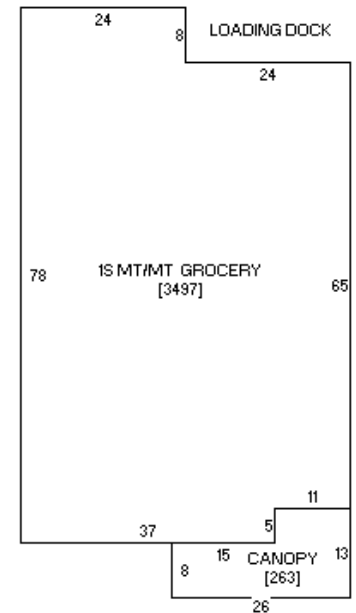
OFFERING SUMMARY

Sales Price	\$169,000.00
Building SF	3,497
Land SF (4 Lots)	13,068 (0.30 Ac)
Year Built	1967
Year Renovated	2022

MAIN BUILDING

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WAREHOUSE BUILDING

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Rehab or demolition will be required by local governing authorities



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EXTERIOR/VACANT LOT

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PARCEL MAP

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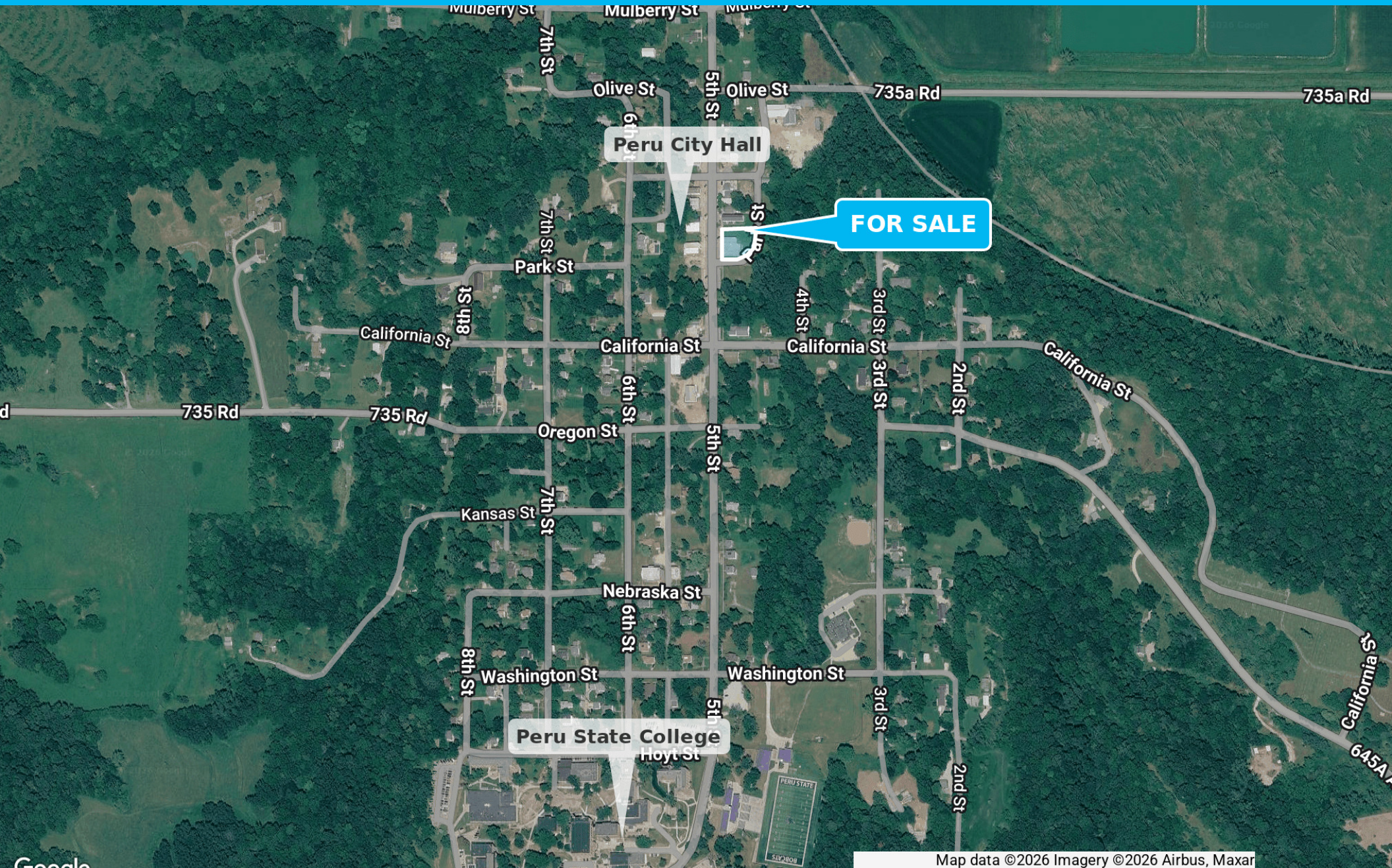
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	764	878	1,001
Average Age	31	31	32
Average Age (Male)	31	31	33
Average Age (Female)	30	30	32

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	196	226	277
# of Persons per HH	3.9	3.9	3.6
Average HH Income	\$85,763	\$85,811	\$86,843
Average House Value	\$281,076	\$280,671	\$276,173

2020 American Community Survey (ACS)

