

5519 NW Radial Hwy.

BENSON TRIPLEX PLUS
COMMERCIAL SPACE FOR
SALE: \$609,000

OFFERING MEMORANDUM

5519 NW Radial Hwy.
Omaha, NE 68104

Lisa Marie Pringle
BHGRE Commercial
Realtor
(402) 660-9078
lisa.pringle@betteromaha.com
20150747



5519 NW Radial Hwy.

CONTENTS

01 **Executive Summary**
Investment Summary

02 **Property Description**
Property Features
Property Images

03 **Rent Roll**
Multi-Family Unit Mix
Rent Roll

Exclusively Marketed by:



Lisa Marie Pringle

BHGRE Commercial

Realtor

(402) 660-9078

lisa.pringle@betteromaha.com

20150747



Brokerage License No.: 100836



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	5519 NW Radial Hwy. Omaha NE 68104
COUNTY	Dopuglas
BUILDING SF	4,129 SF
LAND ACRES	0.17
LAND SF	7,812 SF
YEAR BUILT	1945
OWNERSHIP TYPE	Fee Simple

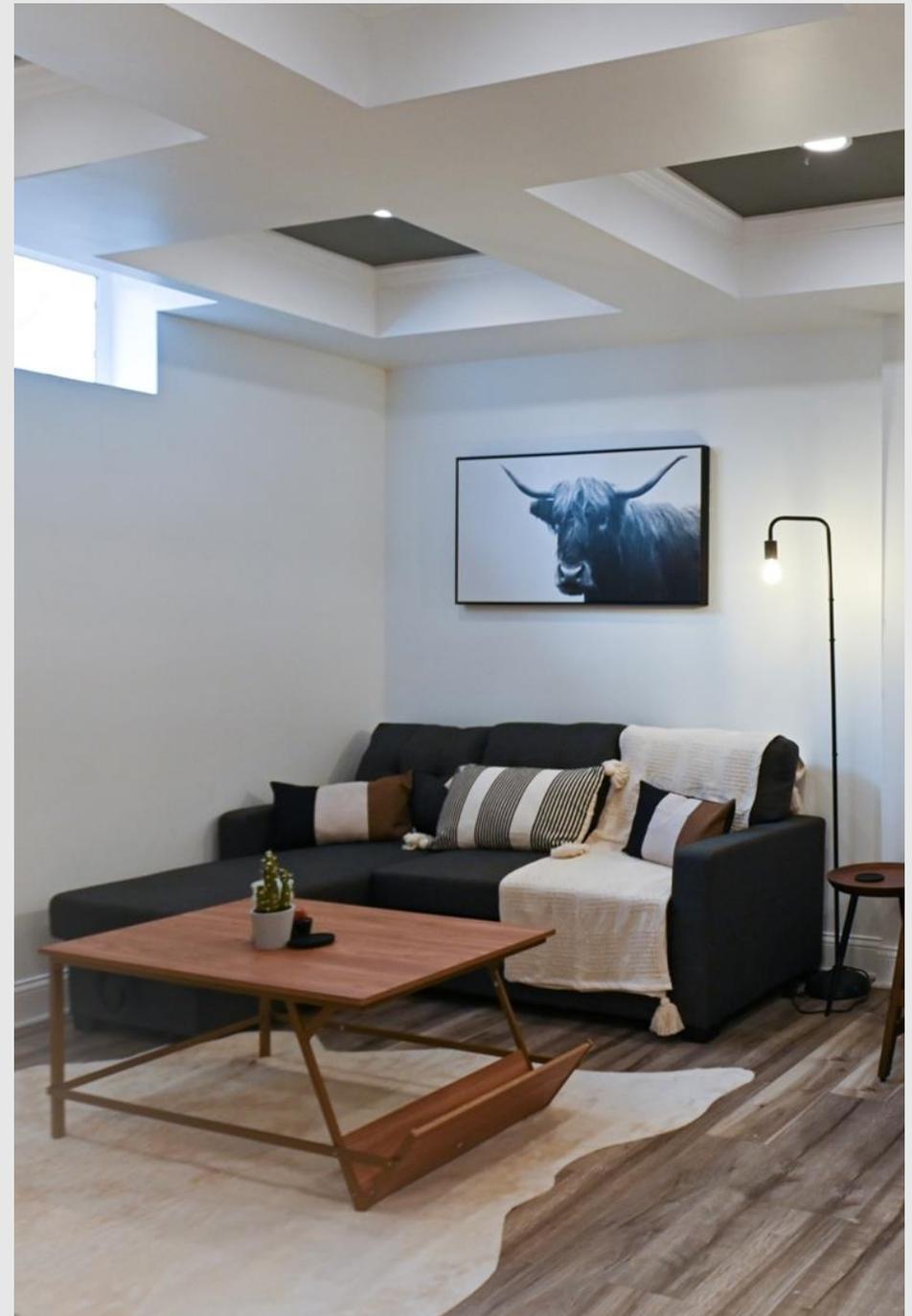
FINANCIAL SUMMARY

PRICE	\$609,000
PRICE PSF	\$147.49

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	20,671	131,965	278,040
2026 Median HH Income	\$70,772	\$60,804	\$64,125
2026 Average HH Income	\$97,196	\$85,055	\$89,769

Highlights

- Multiple income streams with 3 updated residential units and 2,332 SF of street-visible commercial space—ideal for retail, salon, office, or studio.
- Prime Benson location two blocks from restaurants and boutiques with strong exposure on high-traffic NW Radial Hwy.
- Flexible R-7 zoning with main-level offices, off-street parking, and on-site laundry for live/work potential.





02 Property Description

Property Features

Property Images

GLOBAL

NUMBER OF UNITS	4
BUILDING SF	4,129
LAND SF	7,812
LAND ACRES	0.17
# OF PARCELS	1
YEAR BUILT	1945
ZONING TYPE	R-7
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2
LOT DIMENSION	63.33 x 124

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	7
WASHER/DRYER	Shared Laundry
NUMBER OF UNITS	3
HVAC	Gas FA + CA & Wind Air

COMMERCIAL VITALS

NUMBER OF UNITS	1
HVAC	Forced Air Central AC
LEASE TYPE	NNN

EXPENSES

REAL ESTATE TAXES	\$8,399
INSURANCE	\$2,473

CONSTRUCTION

FRAMING	Wood
EXTERIOR	Stucco, Brick/Other
PARKING SURFACE	Off-Street
ROOF	Composition





Residential Units Photos



2B/2B Master Bath



2B/2B Master Bedroom



2B/2B Living Room



2B/2B Kitchen



2B/2B 2nd Bedroom



2B/2B Kitchen



Common Area



2B/2B 1/2 Bath



1B/1B Living Room



1B/1B Kitchen



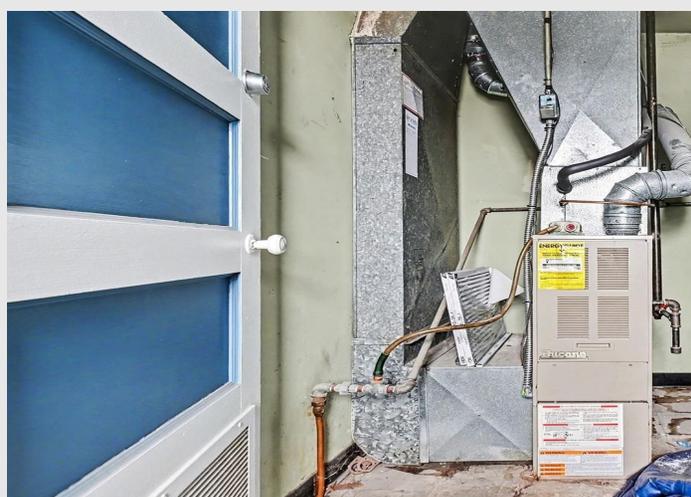
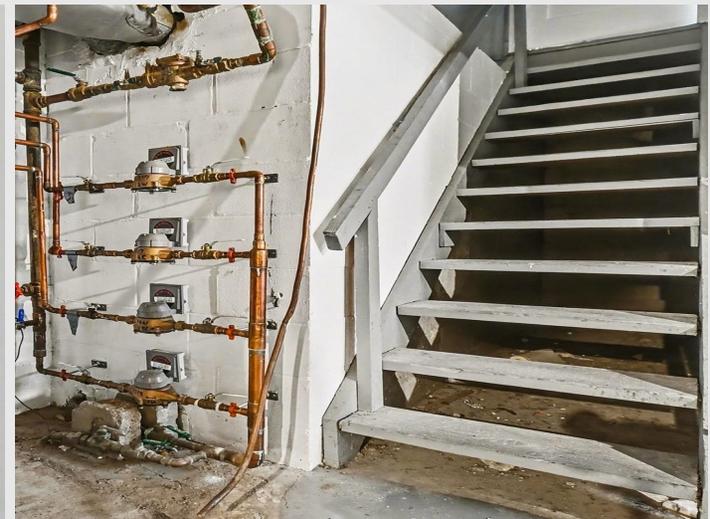
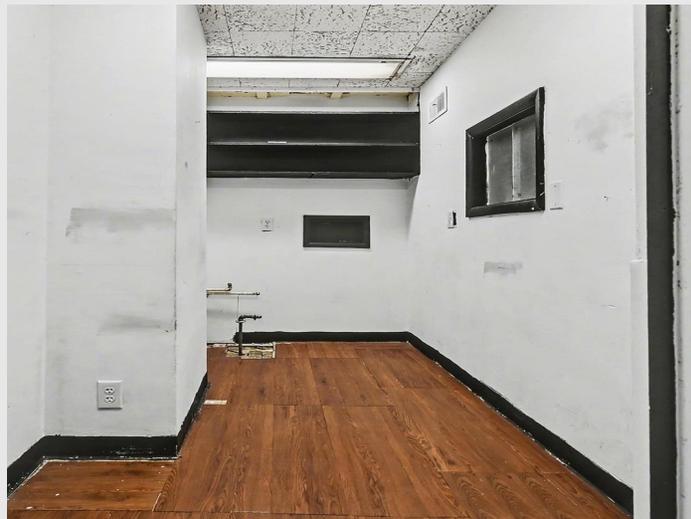
1B/1B Bathroom



1B/1B Bedroom



Commercial Unit Photos



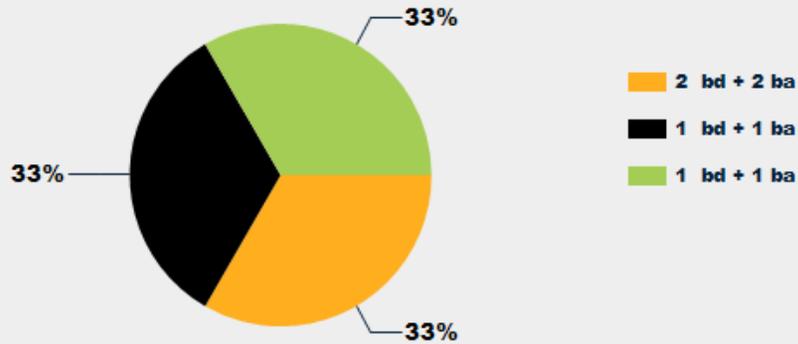


03 Rent Roll

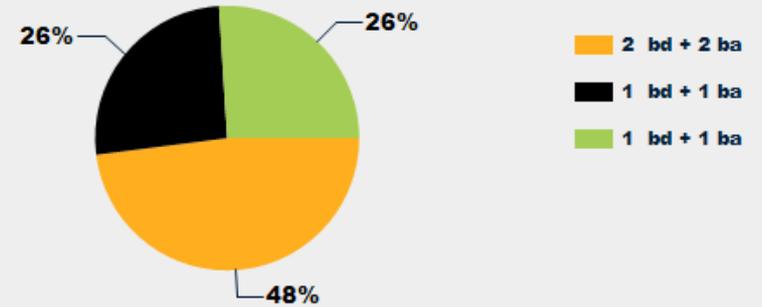
Multi-Family Unit Mix
Rent Roll

Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
2 bd + 2 ba	1	1,173	\$1,355	\$1.16	\$1,355
1 bd + 1 ba	1	633	\$835	\$1.32	\$835
1 bd + 1 ba	1	633	\$900	\$1.42	\$900
Totals/Averages	3	813	\$1,030	\$1.30	\$3,090

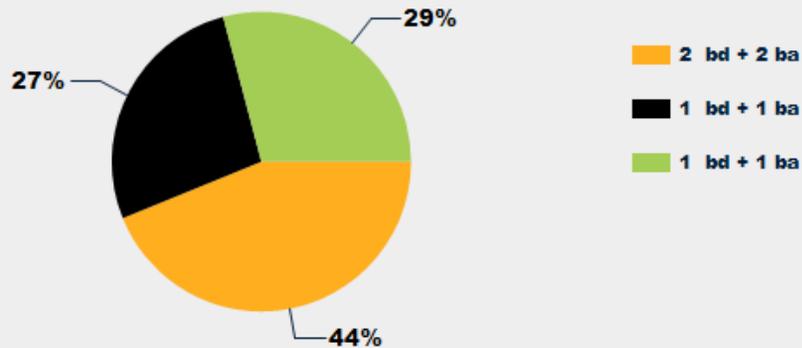
Unit Mix Summary



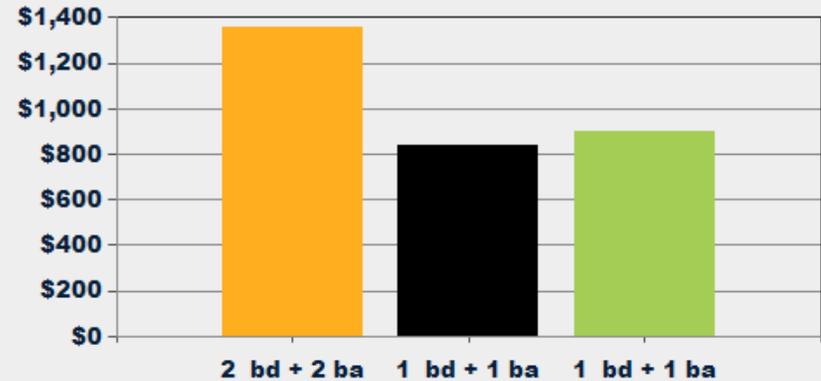
Unit Mix SF



Unit Mix Revenue



Rental Income



COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
Commercial Space	Vacant	2,332	56.48%			FUTURE	\$2,332	\$1.00	\$27,984	\$12.00		NNN	
Totals:		2,332					\$0						
Totals (Includes Vacant Space)							\$2,332		\$27,984				



Lisa Marie Pringle
 Realtor
 (402) 660-9078
 lisa.pringle@betteromaha.com
 20150747

BHGRE Commercial
 4949 Underwood ave, Omaha, NE 68132

Rent Roll | 5519 NW Radial Hwy.

5519 NW Radial Hwy.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BHGRE Commercial and it should not be made available to any other person or entity without the written consent of BHGRE Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BHGRE Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. BHGRE Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BHGRE Commercial has not verified, and will not verify, any of the information contained herein, nor has BHGRE Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Lisa Marie Pringle

BHGRE Commercial
Realtor
(402) 660-9078
lisa.pringle@betteromaha.com
20150747



Brokerage License No.: 100836

powered by CREOP