

FOR SALE: 140 E 22nd Street
Fremont, Nebraska 68025

NEWLY Renovated Office Building | 2,540 SF
PRICE: \$650,000



This Property has undergone a **near-complete overhaul**, including but not limited to:

- Brand new roof
- New flooring throughout
- Fresh interior & exterior paint
- New A/C system
- New furnace on one side
- New sound-reducing insulated drywall in-between private offices
- New functional office layouts
- Raised ceilings for modern, open feel
- New quartz countertops
- Completely new bathrooms
- Updated/upgraded new breakrooms
- New sump pump
- New windows in basement
- Addressed deferred maintenance
- Fully cleaned, improved, and functional basement, adding significant usable SF and value-add



Ross Friehe, Esq | rossf@nebraskarealty.com | 402.690.5673

Listing Offered by Nebraska Realty – Commercial Division | 17117 Burt Street, Omaha, NE 68118

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140 E 22nd Street

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FOR SALE: Offering Summary



PROPERTY SUMMARY

OFFERING PRICE: **\$650,000**

Building Size:	2,540 SF
Suite 1:	1,615 SF
Suite 2:	925 SF
Type:	Fully Built-Out Office
Parking:	Private - Front & Back
Lot Size:	0.35 Acres
Utilities:	Separately Metered
Year Built / Renovated:	1972 / 2025
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- Private Attached Parking
- Truly Turn-Key Property (Newly Renovated from Top to Bottom-RARE)
- Owner-User or Investment Potential (**Combo of Both w/ Each Suite Equipped with Separate Entrance, Restroom, & Breakroom**)
- Fully Built Out / Private Offices

PROPERTY OVERVIEW

Nebraska Realty is pleased to present this rare opportunity to acquire a fully renovated, turn-key building offering a unique opportunity for both owner-users and investors seeking a high-quality asset with flexibility, functionality, and long-term value. The sellers completed a comprehensive top-to-bottom renovation, allowing the next owner to step in with confidence. Ideal for businesses ready to stop renting and become their own landlord. The property also offers strong investment potential with the ability to accommodate a single-tenant or multi-tenant configurations. Private offices have been thoughtfully recreated, ceilings have been raised to create a modern, open feel, and high-end finishes—including quartz countertops and new bathrooms—elevate the overall presentation. In a market where truly move-in-ready commercial assets are incredibly hard to find at this price point, this property stands out as a **plug-and-play opportunity**—modern, efficient, and ready for immediate occupancy and/or tenant placement.

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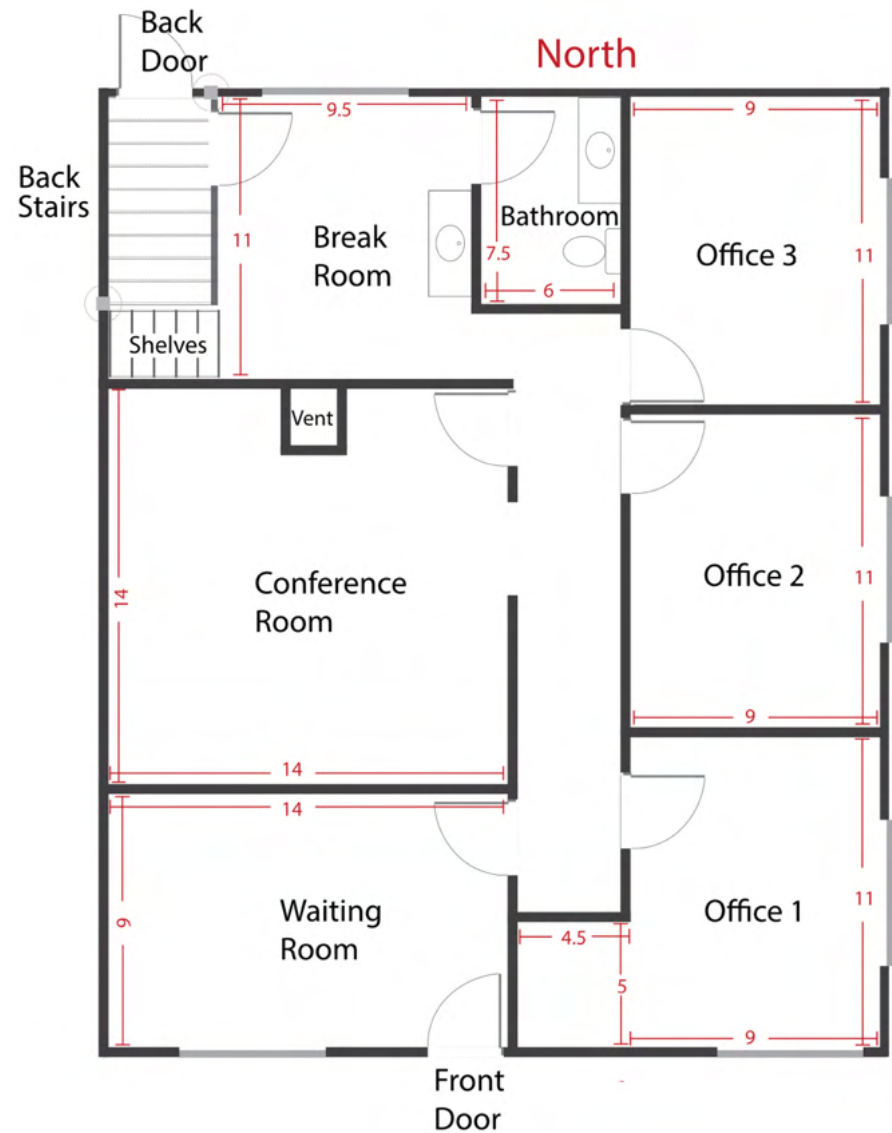


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Floor Plans

Suite 1: ~1,615 SF



Suite 2: ~915 SF

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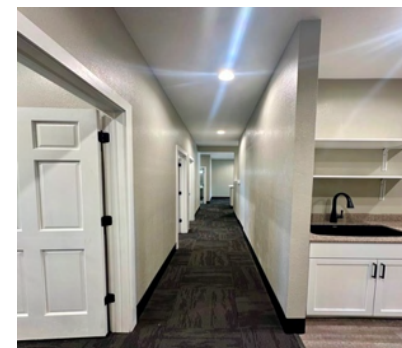
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Interior Photos



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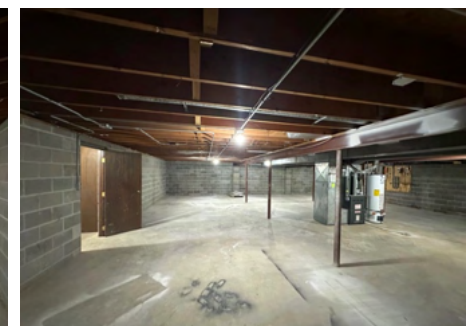
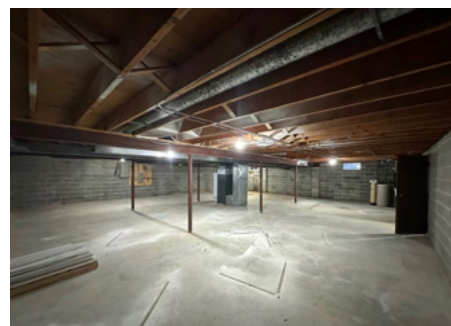
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Interior Photos (Cont.)



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Aerial View

For Sale

140 E 22nd St



Lot Lines Are Approx

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