



1262 S 13<sup>TH</sup> ST || OMAHA, NE  
6,723 SF

## OFFICE & RESIDENTIAL | FOR SALE | LITTLE BOHEMIA



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PJ MORGAN  
REAL ESTATE



## PROPERTY DETAILS

PRICE	\$1,200,000
SF AVAILABLE	6,723 SF
PROPERTY TYPE	Investment or Owner User
BUILDING CLASS	A

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## DESCRIPTION

Historic Charm Meets Modern Live-Work Living in Thriving Little Bohemia! Unlock a unique investment in the heart of Omaha's rapidly ascending Little Bohemia district! This exceptional property at 1262 S 13th St offers a rare blend of historic character, modern updates, and versatile live-work potential. Originally built in 1893, this distinctive single-family property was completely remodeled in 2015, seamlessly integrating contemporary comforts with timeless appeal. The main floor is currently home to a law firm but the space could serve as a dynamic retail space. The second floor features a spacious 3-bedroom, 2-bathroom residential flat situated which is the epitome of space designed for flexibility and opportunity. The flat could be an incredibly vacation rental income opportunity. All of the incredible options for this property make it perfect for discerning investors or owner-occupiers seeking a dynamic urban lifestyle.



## BUILDING INFORMATION

BUILDING SIZE	6,723 SF
PROPERTY TAXES	\$7,058.48
YEAR BUILT	1893
ZONING	GI
LOT SIZE (ACRES)	0.10



## PROPERTY & LOCATION HIGHLIGHTS

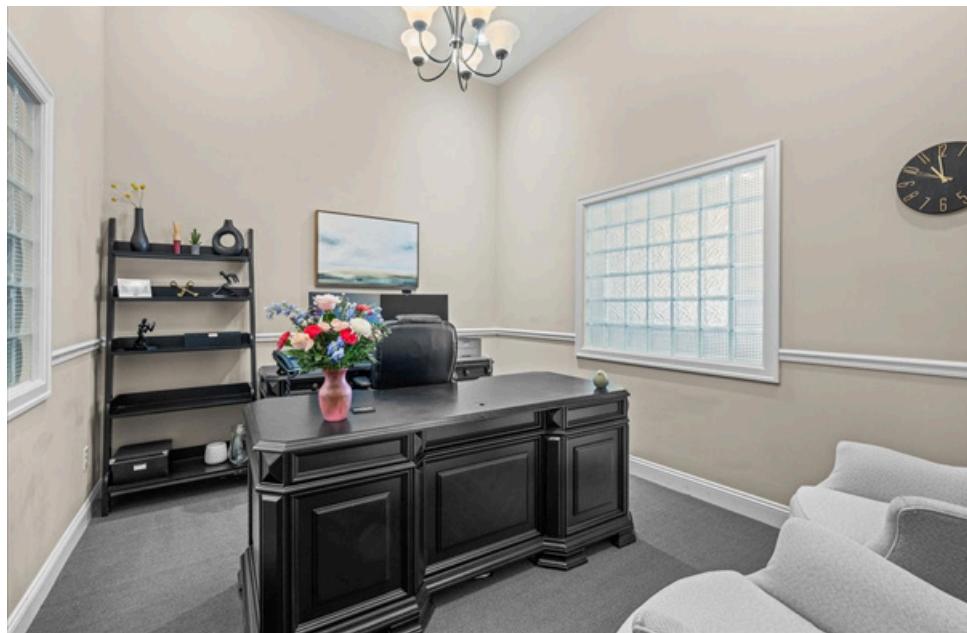
- Located in the heart of up and coming Little Bohemia neighborhood
- Totally remodeled building adding modern amenities and mechanical systems but respecting the building's historic charm
- Main floor can be used for office or retail space
- Second floor can be private oasis in the city or income producing by renting long term or as a vacation rental

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,169	113,115	254,419
AVERAGE AGE	33.2	33.1	34.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,111	46,277	100,422
PEOPLE PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$71,714	\$64,937	\$68,499
AVERAGE HH VALUE	\$162,516	\$154,073	\$155,161

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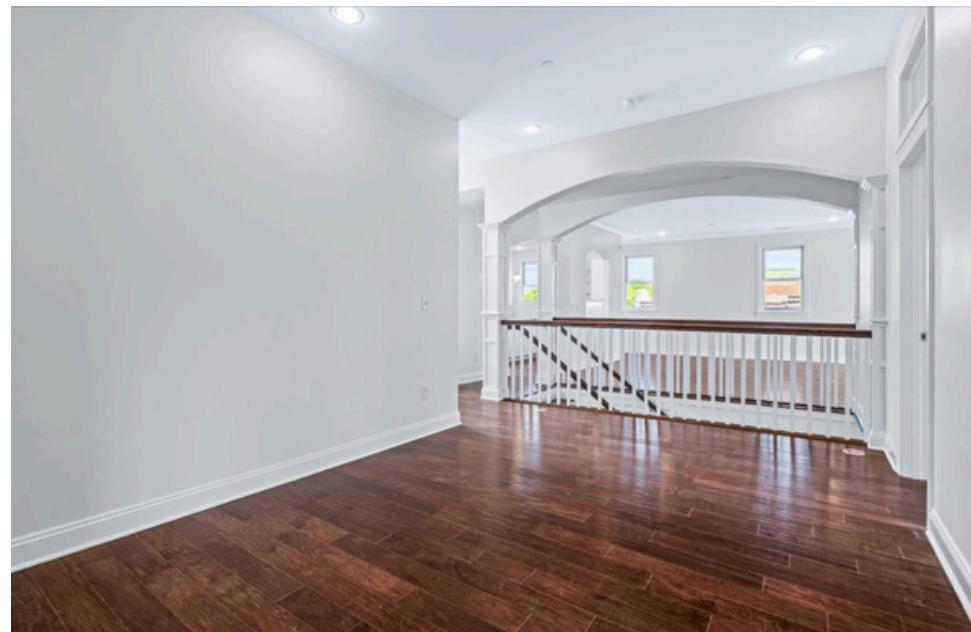


## COMMERCIAL PHOTOS - MAIN FLOOR

1262 S 13TH STREET | OMAHA, NE

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## RESIDENTIAL PHOTOS - SECOND FLOOR

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## AREA BUSINESSES

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