

OFFICE BUILDING  
FOR SALE or LEASE  
\$625,000 | 3,256 SF



# 4502 South 42 Street

Omaha, NE 68107



**JEFF PERDUE**

Associate Broker

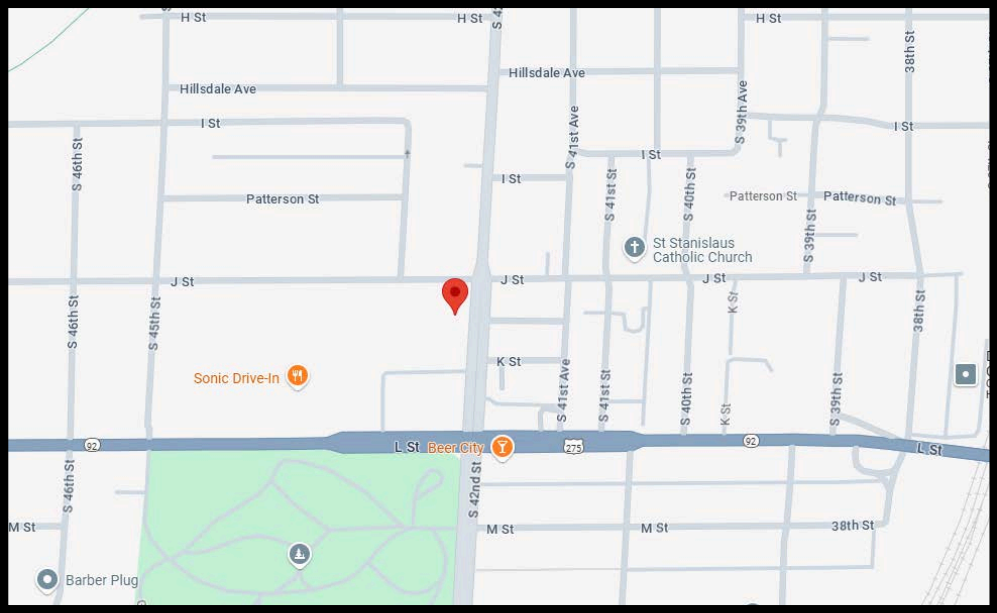
402.871.4411

[jperdue@keystonegroupne.com](mailto:jperdue@keystonegroupne.com)





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PROPERTY HIGHLIGHTS

- Stand-alone building visible from 42nd Street
- Quick access from I-80
- High traffic
- Designated Parking
- Excellent Condition
- Abundant Natural Light
- Offices and open areas available



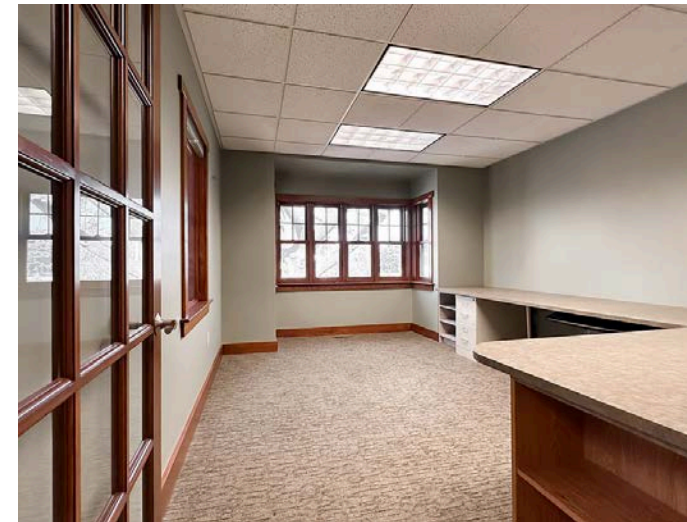
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Available SF	3,256 SF
Zoning	LO (Limited Office)
Term	Flexible
Year Built	2001
Lot Size	0.54 Acres
Parking	12 Stalls

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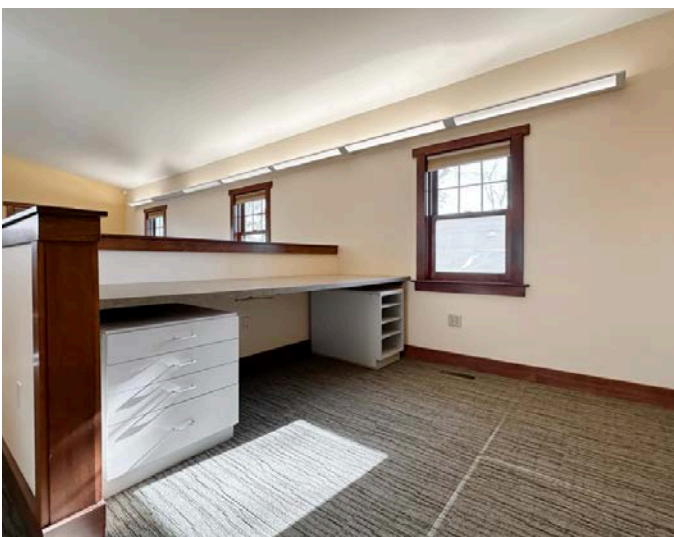
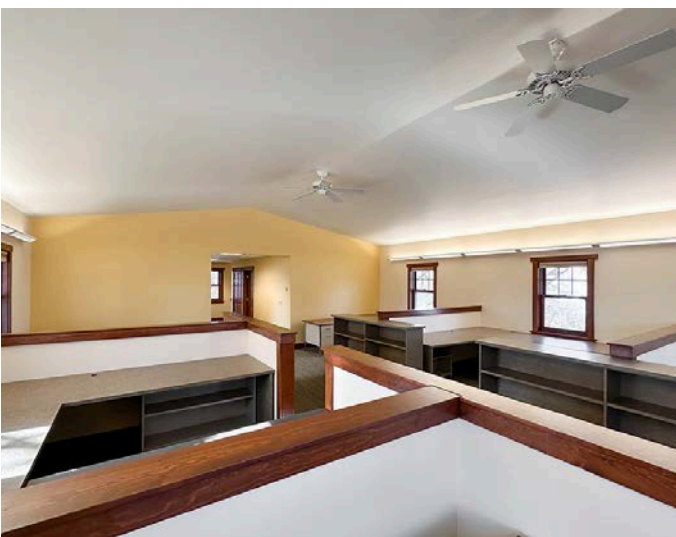
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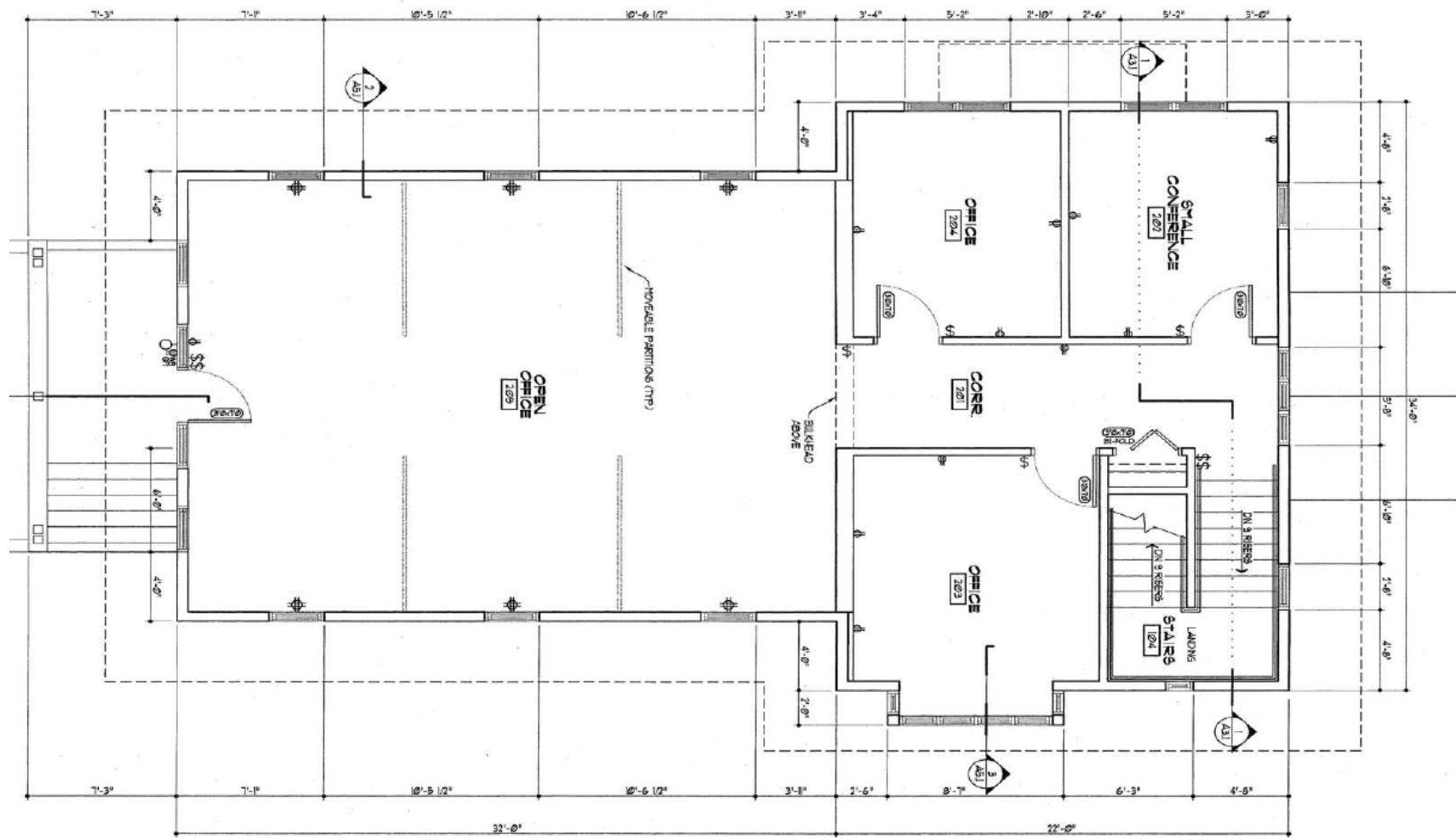


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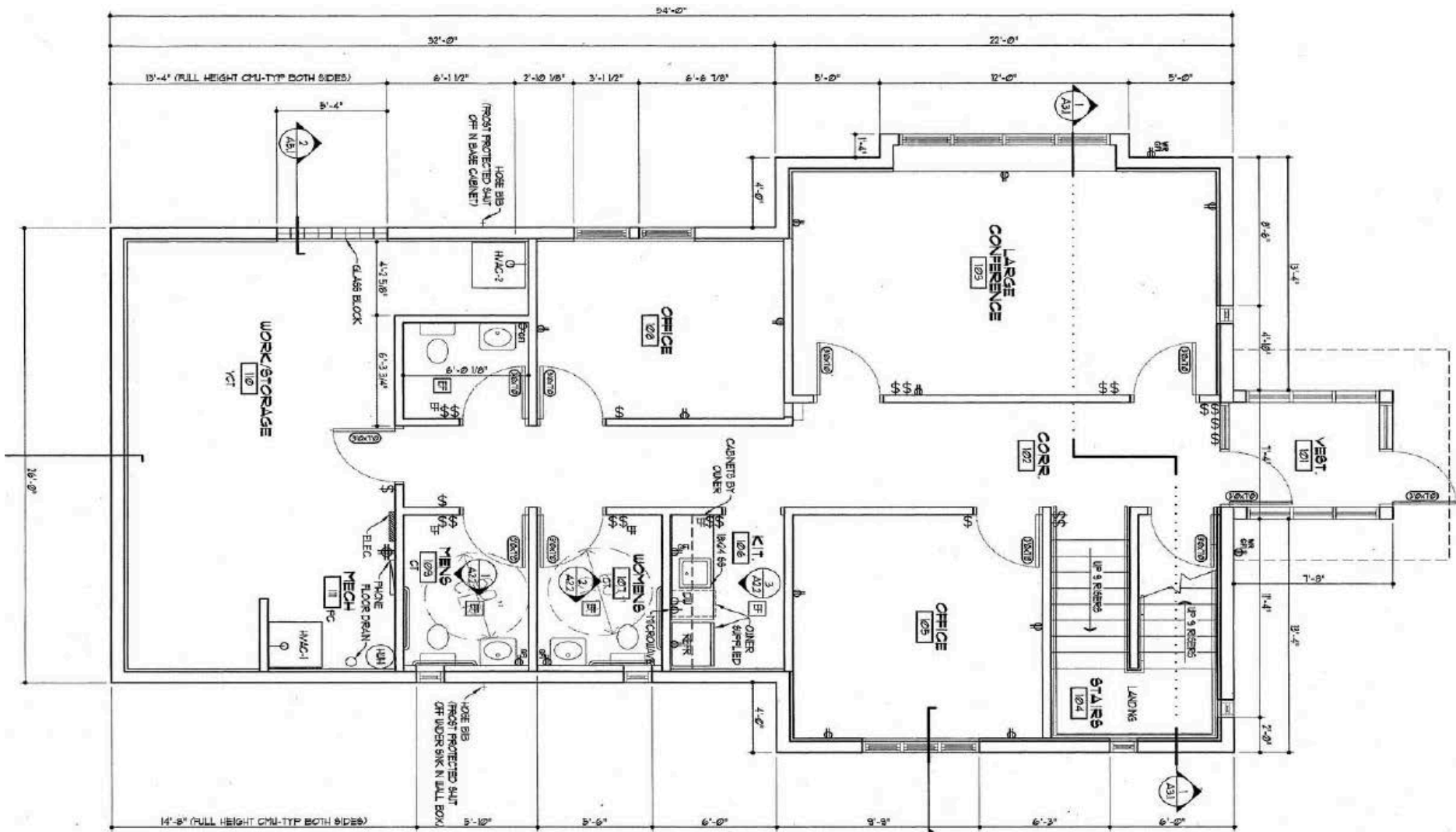


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# SECOND FLOOR LAYOUT

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# FIRST FLOOR LAYOUT

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2 ADJOINING PARCEL ZONING MAP  
C-4 NO SCALE  
Current Zoning is LO  
-Limited Office

**Big Muddy Workshop**  
2021 Nebraska Real Estate  
License # 0000000000

**BIG MUDDY WORKSHOP INC.**  
OFFICE BUILDING  
4502 S. 42nd Street  
Omaha, Nebraska  
www.BigMuddyWorkshop.com  
Omaha, Nebraska

Planting Plan



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LOCATION



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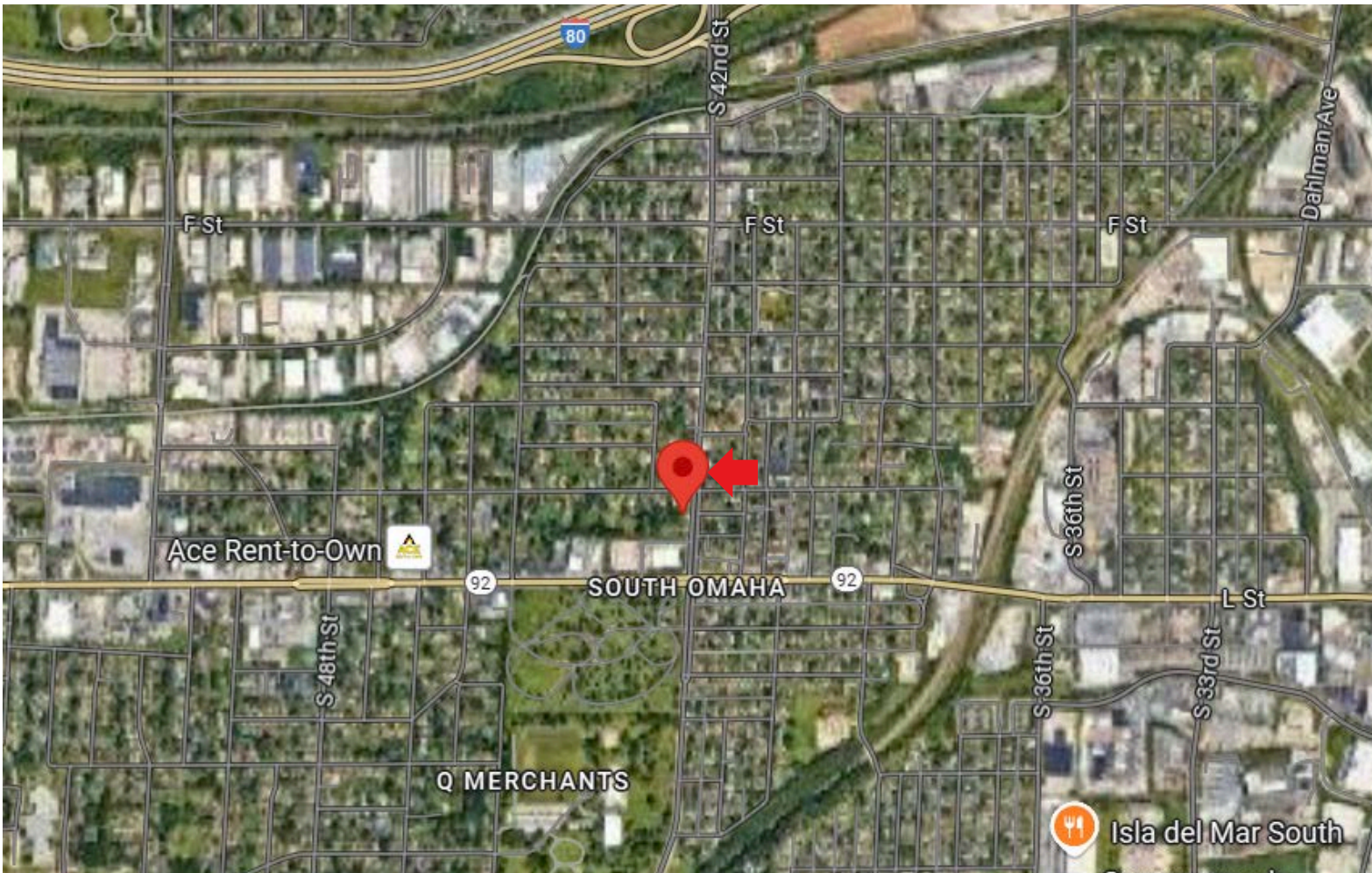
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