



Multi-Building Investment Opportunity

4 Tenants | Stable Income + Upside

This multi-building commercial property offers the opportunity to acquire an income-producing asset with four established tenants across three buildings in Aurora, Nebraska.

The property features a diversified tenant mix, including a long-term healthcare tenant, professional services, and retail use, providing stable income with upside through future rent growth in a smaller market where well-positioned multi-tenant assets remain in demand..

Ownership has completed key improvements, including HVAC systems, suite build-outs, and site work, reducing near-term capital requirements for a new owner.

INVESTMENT HIGHLIGHTS

- Three (3) separate buildings
- Four (4) in-place tenants
- Long-term healthcare tenant
- ~\$58,000 annual income
- Recent improvements completed
- Large concrete parking lot
- Flexible multi-tenant layout
- Opportunity for rent growth
- Highway 34 location



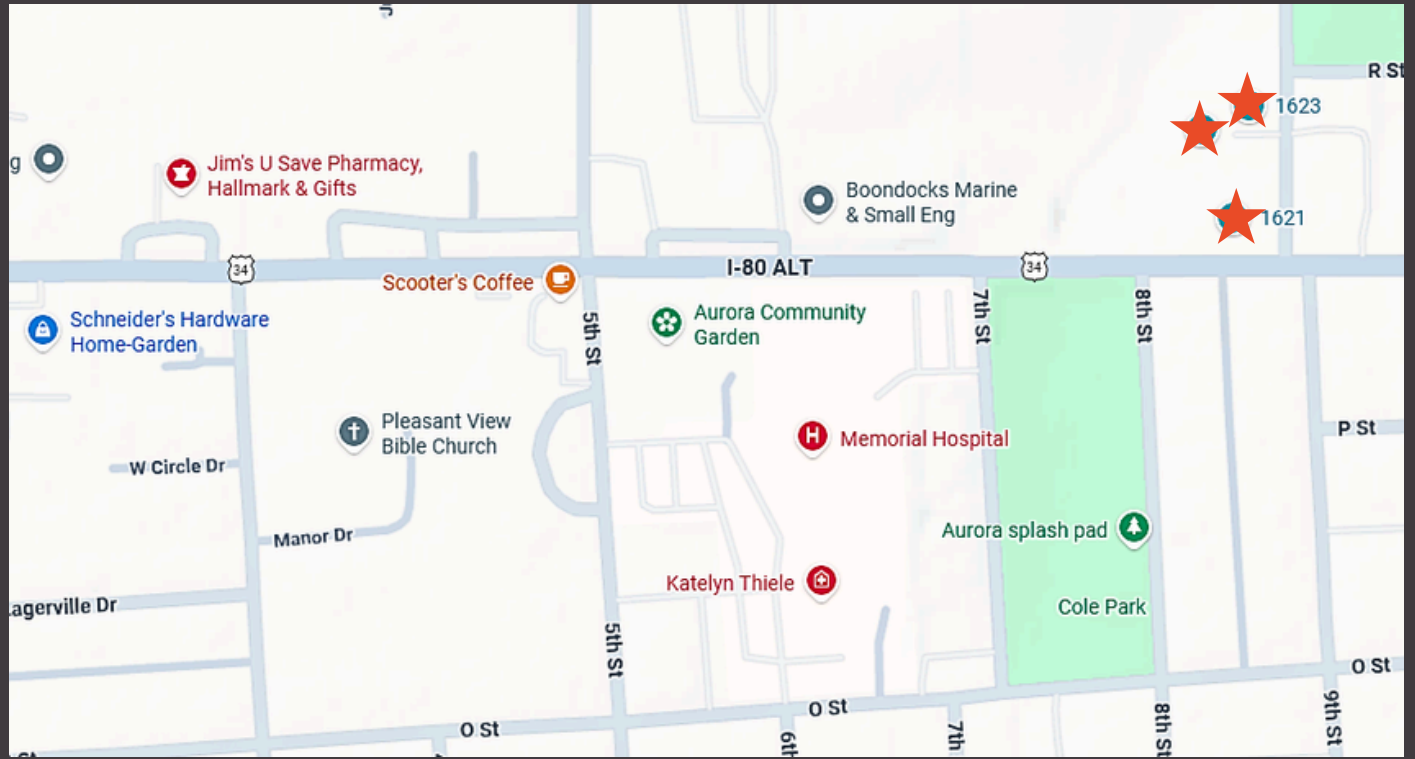
AMY BROWN
Commercial Advisor
308-631-4072
amy.brown@expcommercial.com

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Property & Location Summary



Multi-Building Investment Opportunity | 4 Tenants | Aurora, NE



Total Square Footage

6900 SF

Property Type

Multi-Tenant

Multi-Building Commercial Property

Tenant Overview

4 Tenants

Diversified Tenant Mix

Long-Term Healthcare Anchor Tenant

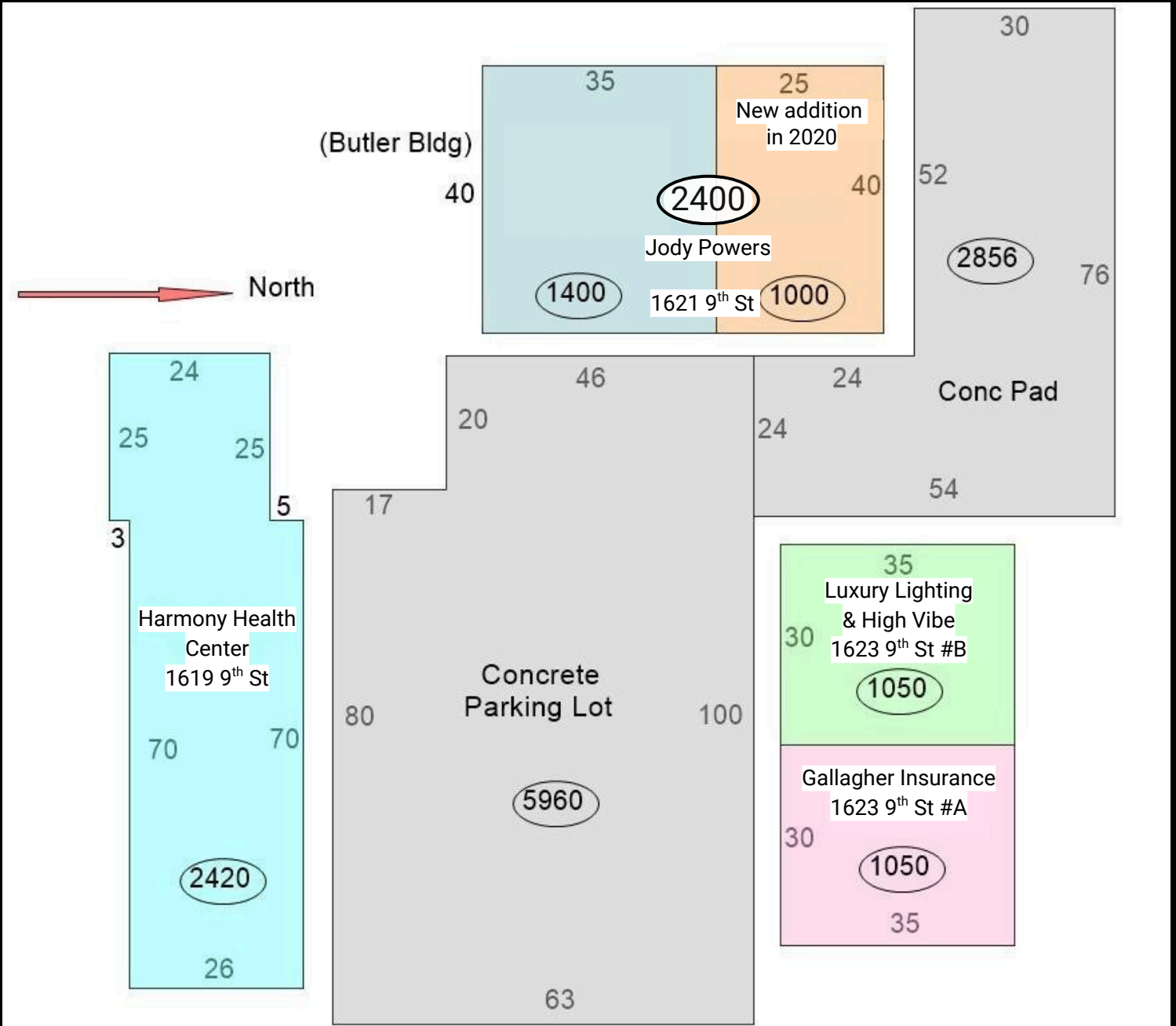
Location Highlights

Located Along Highway 34 Corridor

Near Downtown Aurora Business District

Strong Local Visibility & Access

1619-1623 Aurora, NE



Amy Brown

Commercial Advisor

☎ 308-631-4072

✉ amy.brown@expcommercial.com

