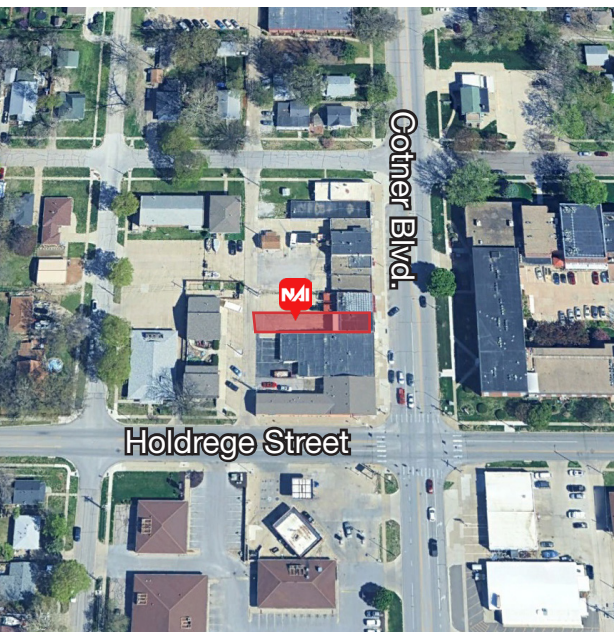




For Sale

1523 N. Cotner Blvd.  
Lincoln, NE



1523 N. Cotner Blvd.

Lincoln, NE 68505

Price:	\$275,000
Occupancy:	Fully leased mixed use building
Building Size:	1,975 SF total 1,000 SF main floor retail 975 SF 2nd floor residential units
Lease:	New 5 year renewal recently signed on 1st floor retail space, with annual rent increases
Cap Rate:	6.59%
Parking:	Private parking lot in the back of the building
Zoning:	B-1
Storage:	Building includes basement storage
Improvements:	Extensive renovations completed in the past few years

For more information, contact:

**Jared Froehlich, SIOR, CCIM**

402 441 5830 • [jfroehlich@naifma.com](mailto:jfroehlich@naifma.com)

Agent has equity in the property

**NAIFMA Realty**

Union Bank Place  
1248 'O' Street, Suite 550  
Lincoln, NE 68508  
402 441 5800  
[naifmarealty.com](http://naifmarealty.com)

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For Sale

1523 N. Cotner Blvd.  
Lincoln, NE

## Street Level Retail





For Sale  
1523 N. Cotner Blvd.  
Lincoln, NE

## 2nd Floor Residential

