

230 E 22nd Street, Fremont, NE
9,072 SF | 1.20 Acres

OWNER-USER OR INVESTMENT MULTI-TENANT OFFICE PROPERTY

SELLER FINANCING AVAILABLE



NEWLY RENOVATED & UPDATED

NEW PRICE: \$1,195,000

Offered By: Nebraska Realty - Commercial Division
17117 Burt Street, Omaha, NE

Ross Friehe, Esq.

rossF@nebraskarealty.com
402.690.5673



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PROPERTY SUMMARY

Nebraska Realty is pleased to present this newly renovated and upgraded **multi-tenant office building** for sale in Fremont offering both **strong investment upside and owner-user flexibility**. The property consists of approximately 9,000 SF across five suites and is currently only 60% occupied.

One **1,450 suite is vacant and has been completely renovated**, providing immediate occupancy for an owner-user or lease-up opportunity for an investor.

The property has seen **significant recent capital improvements/upgrades**, including new sewer line (2022), HVAC updates, renovated suites, roof repairs, exterior paint, updated lighting, landscaping improvements, and upgraded security system.

Ideal opportunity for an owner-user to occupy space while offsetting occupancy costs with **in-place rental income**, or for an investor seeking a value-add investment asset benefiting from the current owner substantial capital improvements, an exceptional tenant mix, occupancy potential, and cash-flow couple with better than market **seller-financing** structure to make this a home-run.



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PROPERTY DETAILS & HIGHLIGHTS

Price	\$1,195,000
Price Per SF	\$131 PSF
Building Size	9,072 SF
Year Built/Renovated	1967 / 2025
Tenancy	Multi (5) 58.8% OCC.
Basement	Yes
Building Class	B
Lot Size	1.20 ACRES
Parking	~70 Parking Spots / 7.5:1,000
Security System	Yes, Upgraded

KEY HIGHLIGHTS

- 9,072 SF office building on 1.20 acres
- 5-suite configuration with strong tenant mix
- Expansive improved basement value-add potential
- Premium rental rates in-place for a fantastic foundation towards cash-flow upside
- Gross leases with opportunity to improve expense efficiency
- Strong parking and accessibility

CAPITAL IMPROVEMENTS

- Extensive interior suite renovations
- New windows in basement
- Roof repairs and maintenance
- Exterior paint and lighttight upgrades
- Landscaping and sprinkler system improvements
- Security system modernization
- Newer sewer line
- HVAC system updates



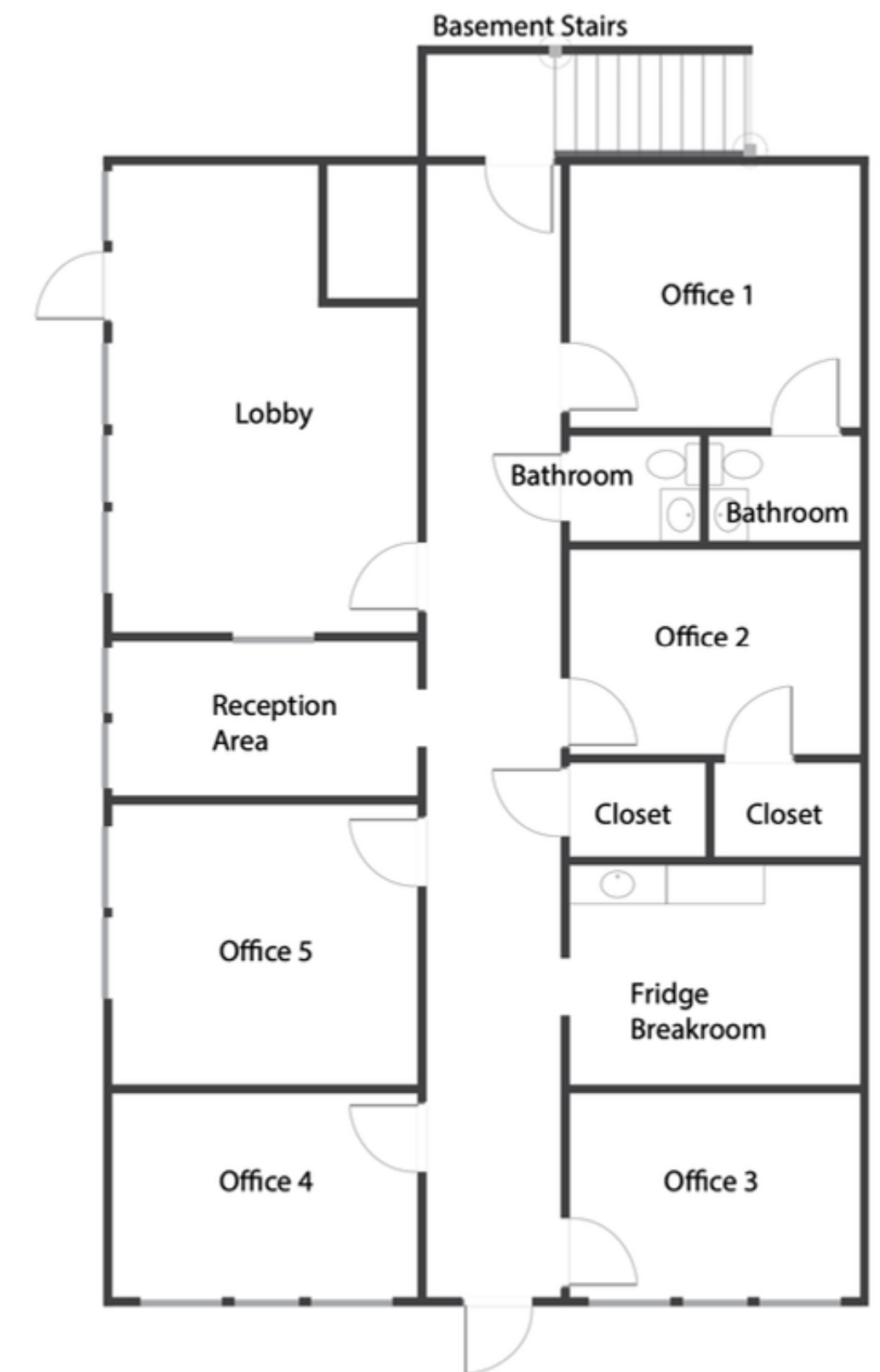
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TURN-KEY VACANT SPACE | 1,450 SF | PRIVATE ENTRANCE



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ADDITIONAL PROPERTY PHOTOS



230 E 22nd Street, Fremont, NE

PRO FORMA FINANCIALS / UNDERWRITING

PRO FORMA 2027 P&L w/ Seller Financing

Income		
SNJ Studio Elkhorn, Inc Rent	\$	13,800.00
Life Choices	\$	38,400.00
United Healthcare dab Refresh Management	\$	38,400.00
VACANT: NEWCO or Owner-User Tenant	\$	-
VACANT: NEWCO or Owner-User Tenant	\$	-
Other MISC Income	\$	-
	\$	90,600.00
Expenses		
Real Property Taxes Estimate	\$	(11,500.00)
Property Insurance Estimate	\$	(4,500.00)
Property Management (Not a Current Expense)	\$	-
Repairs/Maintenance Estimate	\$	(2,500.00)
Trash & Janitorial/Maintenance Estimate	\$	(2,500.00)
Security System Estimate	\$	(1,365.00)
Snow Removal & Lawncare	\$	(3,035.00)
Utilities (Estimate at 50% Vacancy)	\$	(9,500.00)
	\$	-
	\$	(34,900.00)
Net Operating Income/(Loss)	\$	55,700.00

*6.5% Interest Only at \$1.2mm purchase Price Cost Per Month \$ 6,500.00

PRO FORMA - 100% Occupied

Income		
SNJ Studio Elkhorn, Inc Rent	\$	13,800.00
Life Choices	\$	38,400.00
United Healthcare dab Refresh Management	\$	38,400.00
VACANT: NEWCO or Owner-User Tenant	\$	38,400.00
VACANT: NEWCO or Owner-User Tenant	\$	25,800.00
Other MISC Income	\$	-
	\$	154,800.00
Expenses		
Real Property Taxes (Current \$11.5k)	\$	(13,500.00)
Property Insurance (Current \$4k)	\$	(5,500.00)
Property Management (Not Current Expense)	\$	(6,192.00)
Repairs/Maintenance (Current T-12)	\$	(2,483.00)
Trash & Janitorial/Maintenance (Current T-12)	\$	(2,238.00)
Security (Current T-12)	\$	(1,365.00)
Snow Removal & Lawncare (Current T-12)	\$	(3,035.00)
Utilities (Current \$11k)	\$	(12,700.00)
Vacancy for UW (8%)	\$	(12,384.00)
	\$	(59,397.00)
Net Operating Income/(Loss)	\$	95,403.00

Pro Forma Cap Rate Valuation at 8.5%	\$	1,122,388.24
Pro Forma Cap Rate Valuation at 8%	\$	1,192,537.50
Pro Forma Cap Rate Valuation at 7.5%	\$	1,272,040.00

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AERIAL MAP

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