

FOR SALE
8510 & 8508 N 30th St
Omaha NE 68112

Sale Price: \$349,500
**Price Includes: All Furniture,
Fixtures & Equipment**

Property

Total Buildings: 2,368 SF (Main Bldg 2,000 SF Kiosk 368 SF)
Lot: 0.1 AC 4,356 SF Potential option to
convert to off street parking!
66 FT-Street Frontage

Kiosk: Has Drive Thru Option

Inside Seating: 75

Patio Seating: 20

Keno On Site

Taxes: \$3,237.44 (2024)

Insurance: \$2,400.00

Built: 1928 Renovated in 1960 & Major Renovation 2014

Reno Includes: Updated Electrical, Plumbing, HVAC (2-4 Ton
Units), Building taken down to the walls and rebuilt to code.

Bathrooms: 2 ADA

Power: Main Bldg (2) 200AMP Service, Kiosk 200AMP Service
120/240 Single Phase Service

Zoned: NBD (Neighborhood Business District)

Traffic: 17,745 VPD (30th St/Hwy 75)

Florence Neighborhood

Minutes South of Interstate 680

Demographics

Proximity	2 Miles	5 Miles	10 Miles
Population	17,979	118,417	436,837
Households	6,648	43,868	176,114
HH Income	\$67,990.00	\$68,301.00	\$79,061.00

Demographics provided by CoStar™



Note: All measurements are approximate, not drawn to scale.

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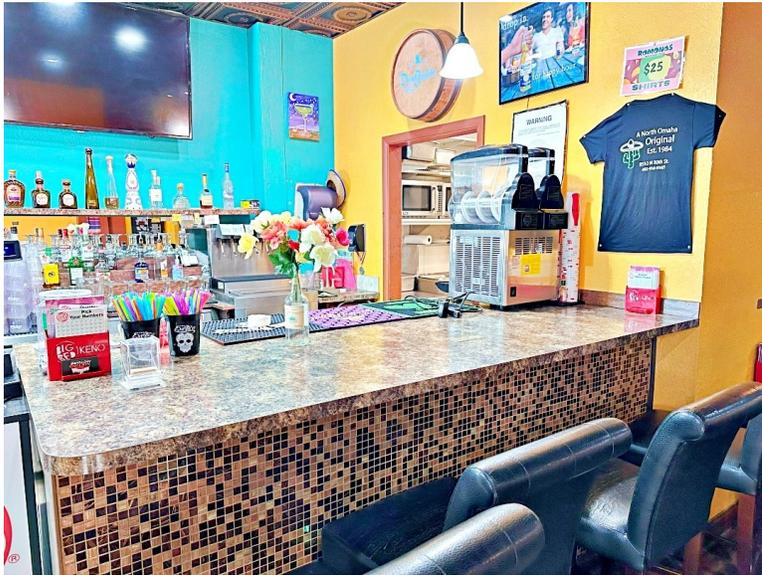
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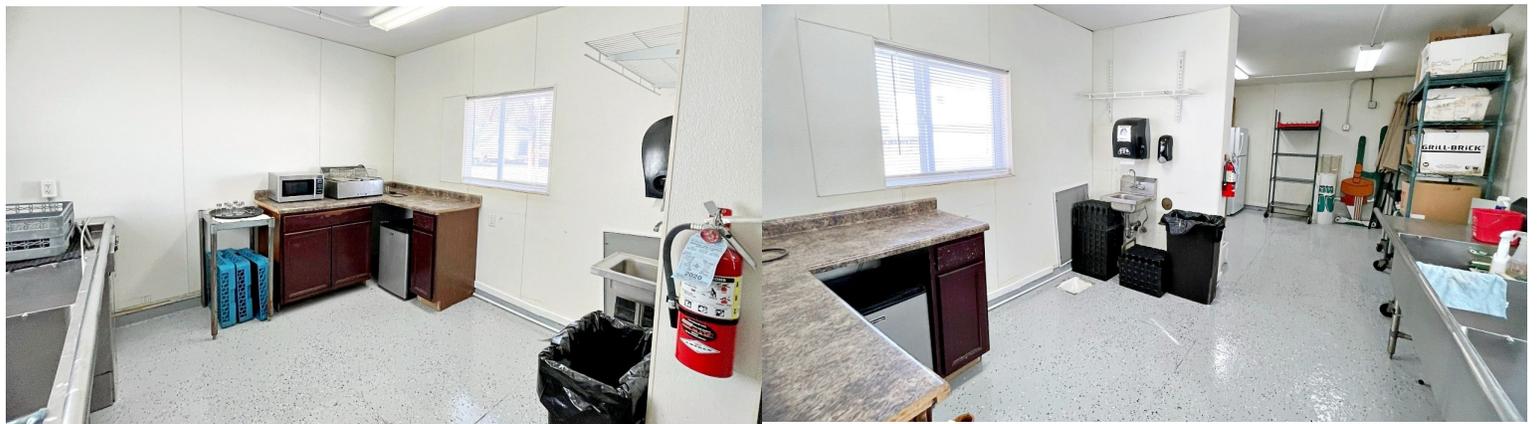


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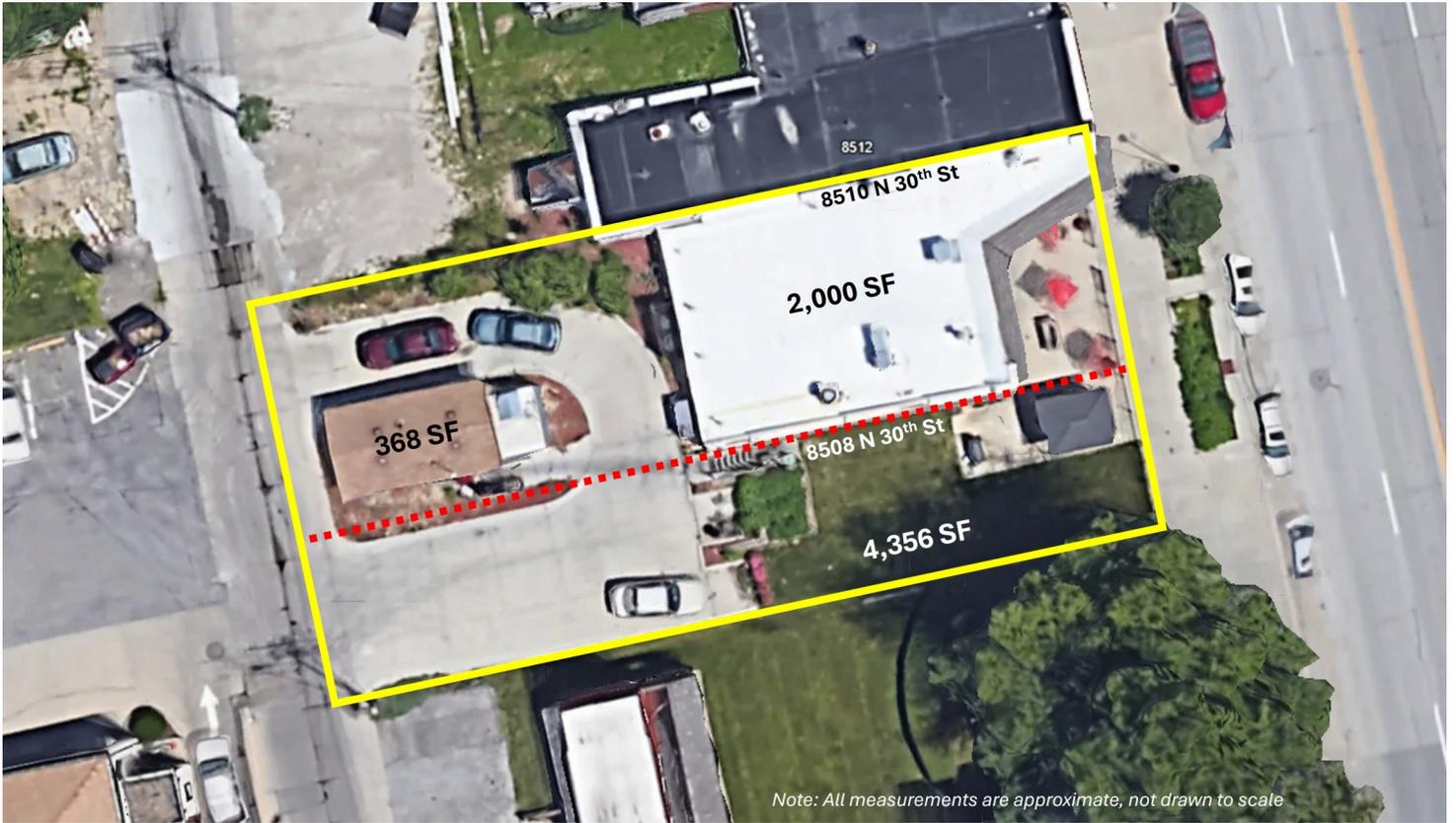
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Kiosk Pictures - All FF&E Included in the Sale Price



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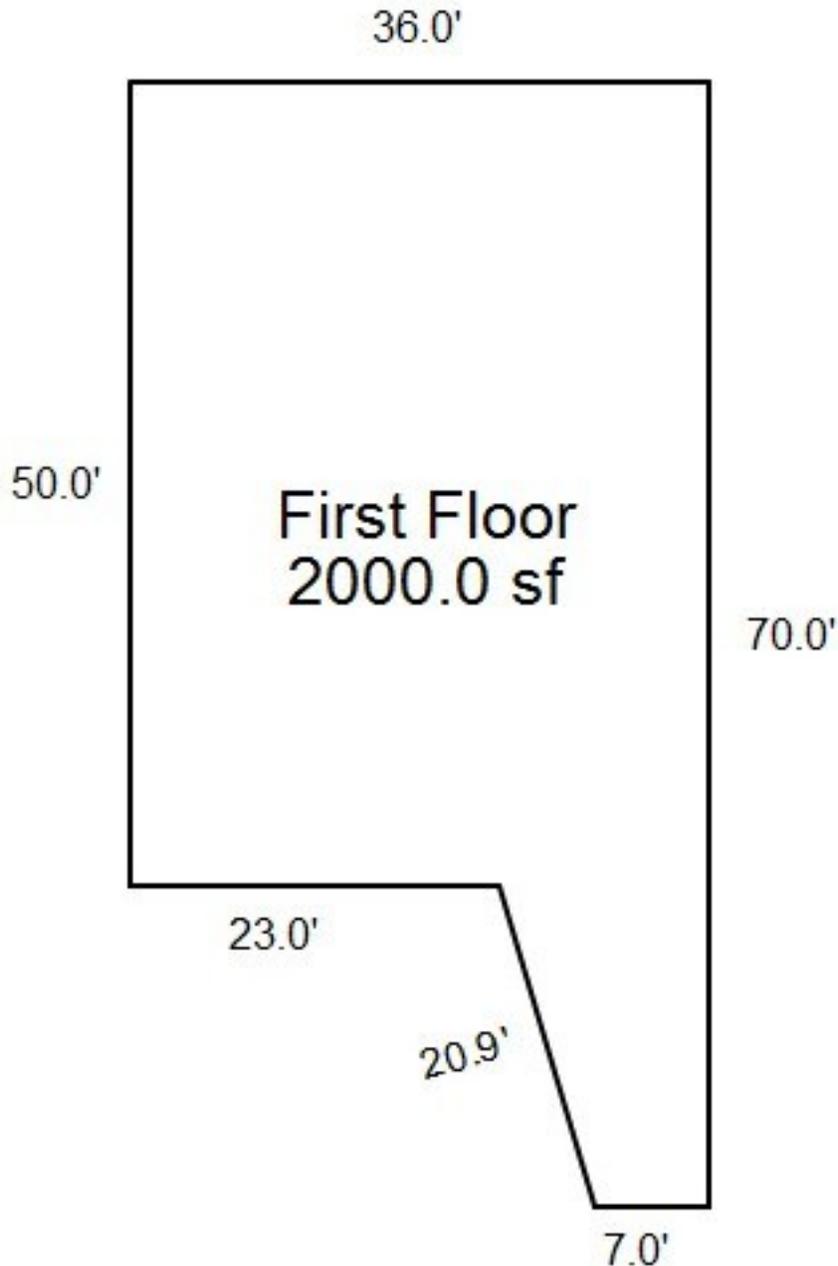


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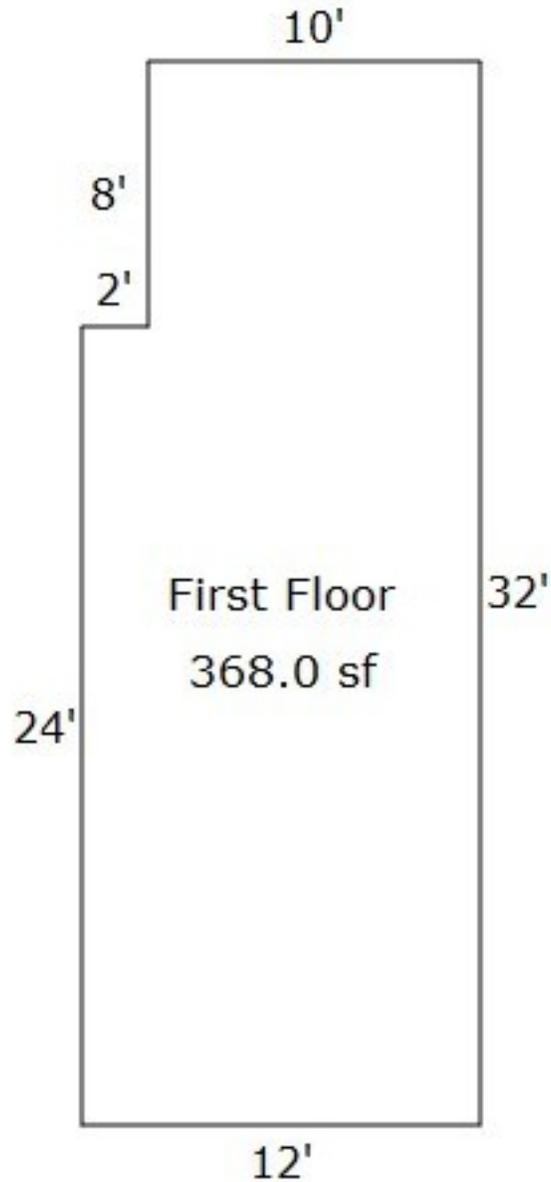
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