

RETAIL | FOR SALE

CBRE

Retail Building

20111 Roberts Street
Elkhorn | Nebraska 68022

www.cbre.com/nebraska



Property Information

Sale Price	\$1,450,000
Building Size	6,896 SF
Lot Size	1.015 AC
R.E. Taxes	\$12,324.24 (2025)

Features

- Previously operated as a daycare facility (includes all FF&E)
- Daycare was licensed to accommodate 115 children
- Building could be repurposed for an office or retail user
- Located in fast-growing Elkhorn area

PROPERTY INFORMATION

BUILDING SIZE	6,896 SF
LOT SIZE	1.015 AC
YEAR BUILT	2004
ZONING	CC – COMMUNITY COMMERCIAL



The floor plan illustrates the layout of a childcare facility. At the top, there are four large rooms labeled "TODDLERS". Below these, on the left, are two "INFANTS" rooms, each with an adjacent "RR" (restroom). A central "OPEN CHILDCARE" area is located between the toddler and infant rooms. To the right of the open childcare area is a "KITCHEN" with a "wash/dry" area and a "UTILITY" room. Below the kitchen is a "VEST." (vestibule) with a "GATE" and a "EXISTING COL." (existing column). The bottom section of the plan features a "WOMEN RR" and a "MEN RR" separated by a "UTILITY" room and a "CLOSET". Dimensions are provided for various rooms and corridors, such as 17'-0" for the toddler rooms, 12'-0" for the infant rooms, and 13'-0" for the open childcare area. The vestibule has a width of 10'-0" and a length of 10'-0".

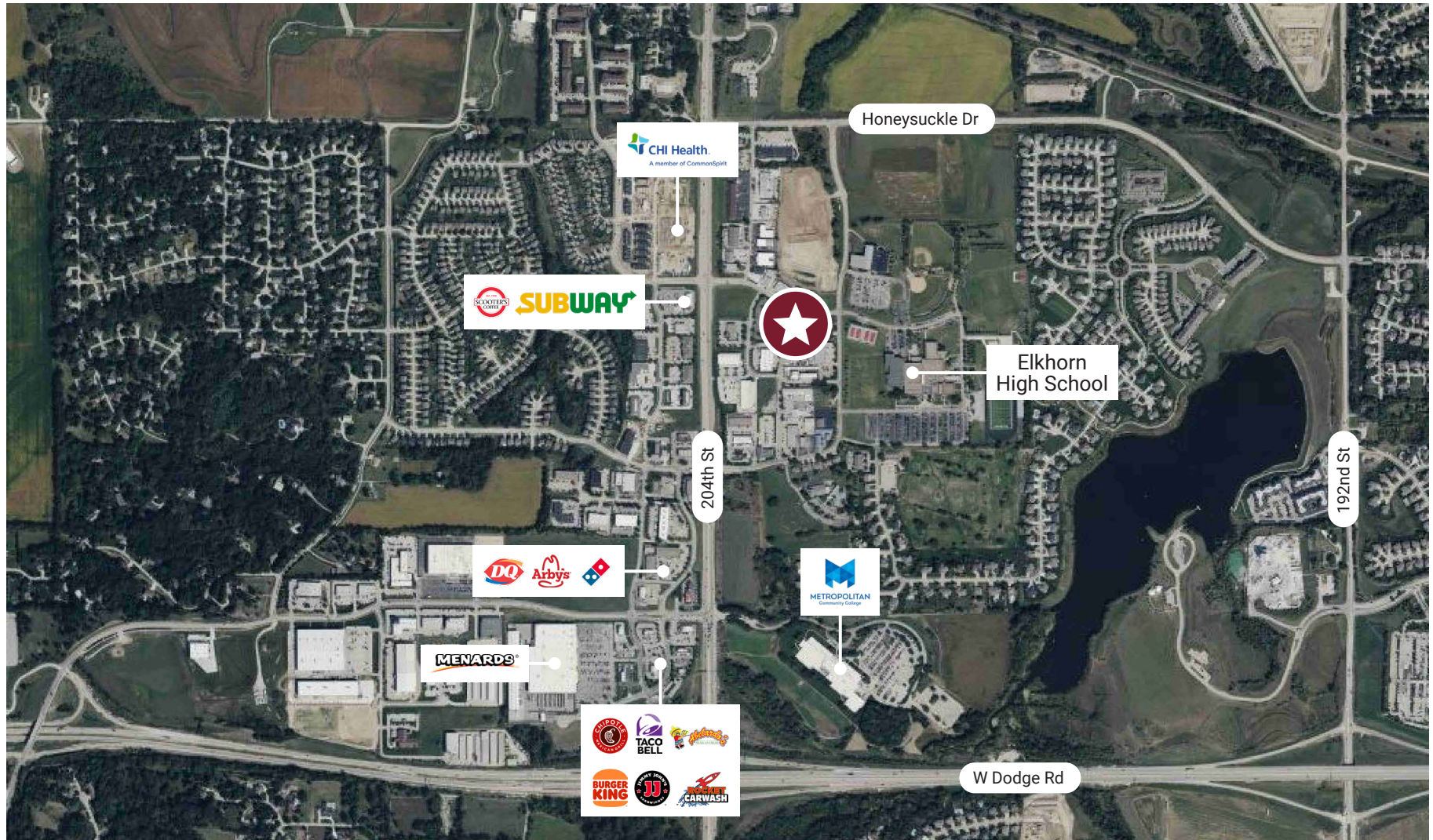
Photos



Aerial



Location



2011 Roberts Street / Elkhorn | Nebraska 68022



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