

Office-Retail Space

2506-2510 N 72nd St

Omaha , NE 68134

Property Highlights

- \$1,500,000
- Income producing
- Strong growth opportunity
- Great Location

Property Description

Opportunity knocks for an aspiring or established daycare provider! This updated 10,200 sq. ft. all-brick building currently operates a daycare in approximately 8,000 sq. ft. and includes two fully leased spaces totaling 2,200 sq. ft. that provide \$2,317.50/month rental income through 2027. Recent updated roof, HVAC, windows, storm shelter, fire sprinklers, playground, and parking lot make this a low-maintenance property. The daycare is currently serving an estimated 40-50 children and is licensed for up to 120, offering significant growth potential.

For investors, the seller may have an operator interested in leasing the daycare, creating the option for a fully leased, turnkey investment in a solid, well-maintained building.

Offering Summary

Available SF:	10,200 SF
Sale Price	\$1,500,000
Year Built	1969
Lot Size	0.77 AC
Zoning	LC
Traffic Count	27,390



Listed By:

Chris Beaton

Cell: (402) 657-7663

Chris.Beaton@bhhsamb.com

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PROPERTY DETAILS

For Sale: \$1,500,000

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Property Details

Property Type	Office/ Retail
Zoning	LC
Lot Size	0.77 AC
Traffic Count	27,390
Cross Streets	Maple & 72nd St
Property Taxes	\$9,839

Location Information

Building Name	Maple Daycare
Street Address	2506 –2510 N 72nd St
City, State, Zip	Omaha, NE 68134
County/Township	Douglas

Parking & Transportation

Parking Type	Surface
Parking Spaces	50

Building Information

Building Size	10,200 SF
Building Class	B
Number of Floors	1
Year Built	1969

Utilities

Central HVAC	Forced Air Heat Central AC
Restrooms	5: Daycare Side 2: Tenant Side

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	14,191	118,738	284,799
Households	6,248	49,594	118,408
HH Income	\$71,293	\$78,998	\$77,323



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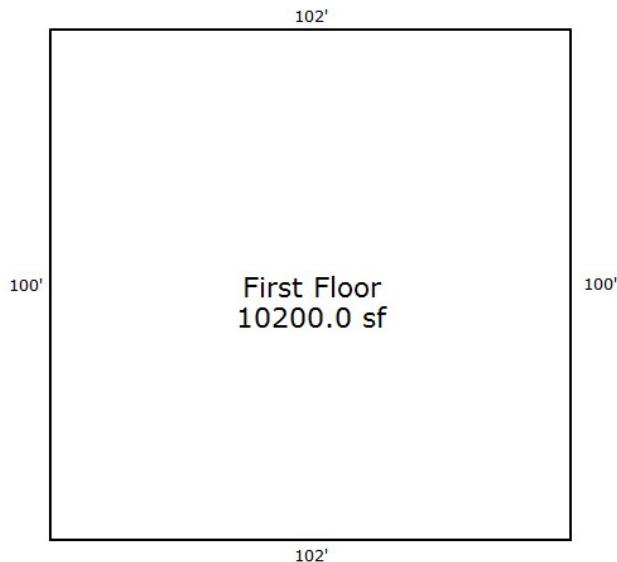
BUILDING LAYOUT

For Sale: \$1,500,000

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Office Building
2506 N 72 Street



Sketch by Apex Sketch



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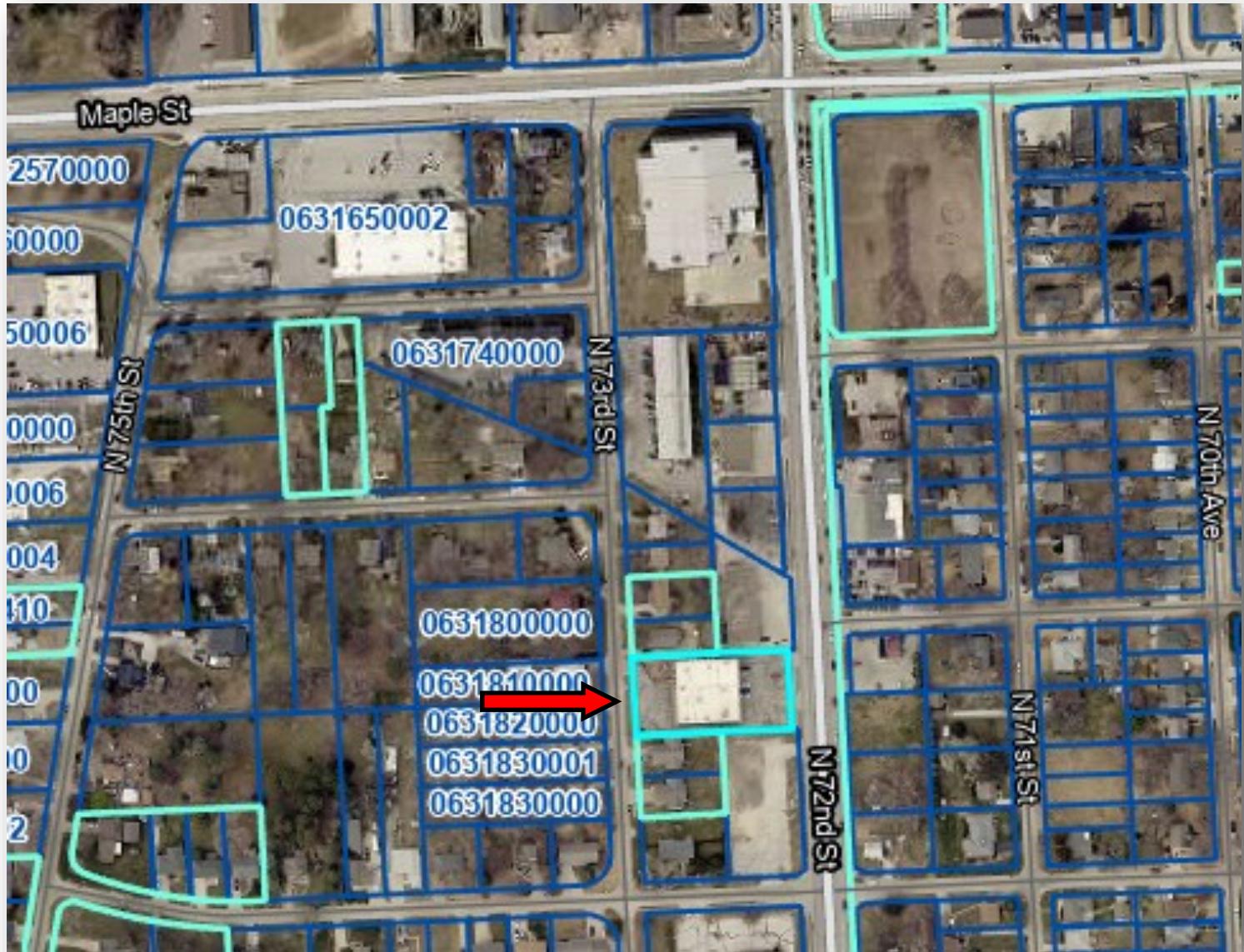
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PLOT AERIAL

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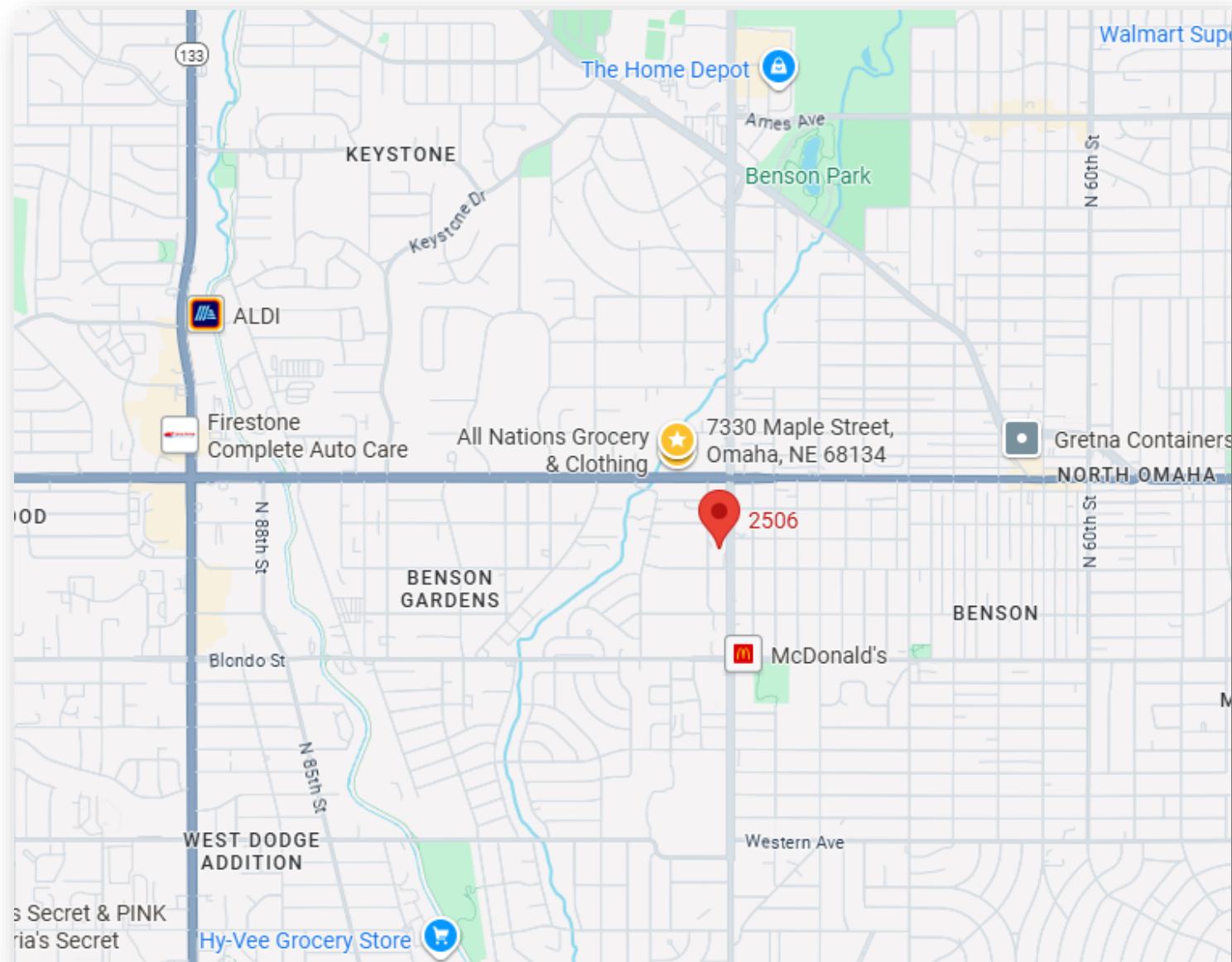
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MAP AERIAL

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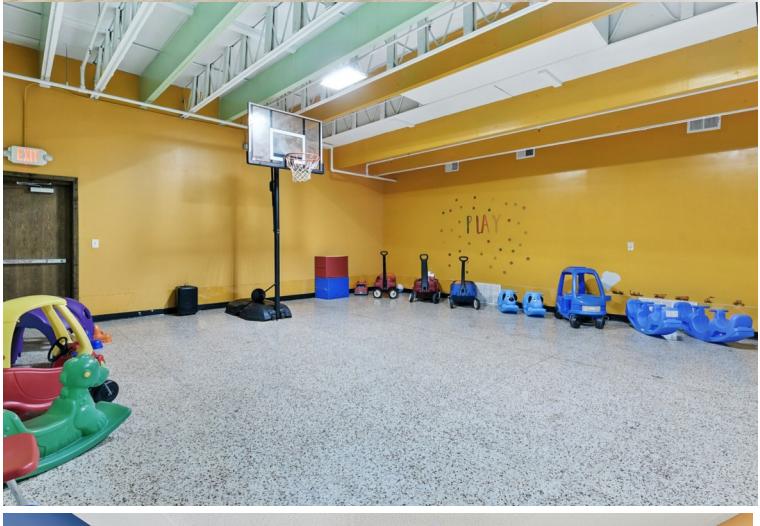
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PHOTOS For Sale: \$1,500,000

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