



2406 LEAVENWORTH ST, OMAHA, NE 68105-1622

\$3,450,000

24th & Leavenworth Downtown Omaha

1/2 City Block downtown



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Listing Added: Yesterday
Listing Updated: Yesterday



Details			
Asking Price	\$3,450,000	Property Type	Retail, Multifamily, Special Purpose
Sub Type	Convenience Store, Restaurant, Garage/Parking	Investment Type	Redevelopment
Investment Sub Type	high density redevelopment	Class	D
Tenant Credit	Credit Rated	Tenancy	Multi
Number of Tenants	3	Square Footage	16,860
Net Rentable (SqFt)	16,860	Units	3
Year Built	1913	Year Renovated	2010
Buildings	3	Stories	2
Zoning	DS - Downtown Special Use	Lot Size (SqFt)	27,072
Parking (spaces)	80	APN	1427050003
Lease Options	m/m	Ground Lease	No
Ownership	fee simple	Ceiling Height	14

Marketing Description

OPPORTUNITY is KNOCKING! **This downtown Omaha 1/2 city block is an unprecedented development opportunity.** Located in the heart of the city's urban core, this massive **0.45-acre flat parcel** provides an easily buildable canvas for a landmark project. Ideal for high-density projects.

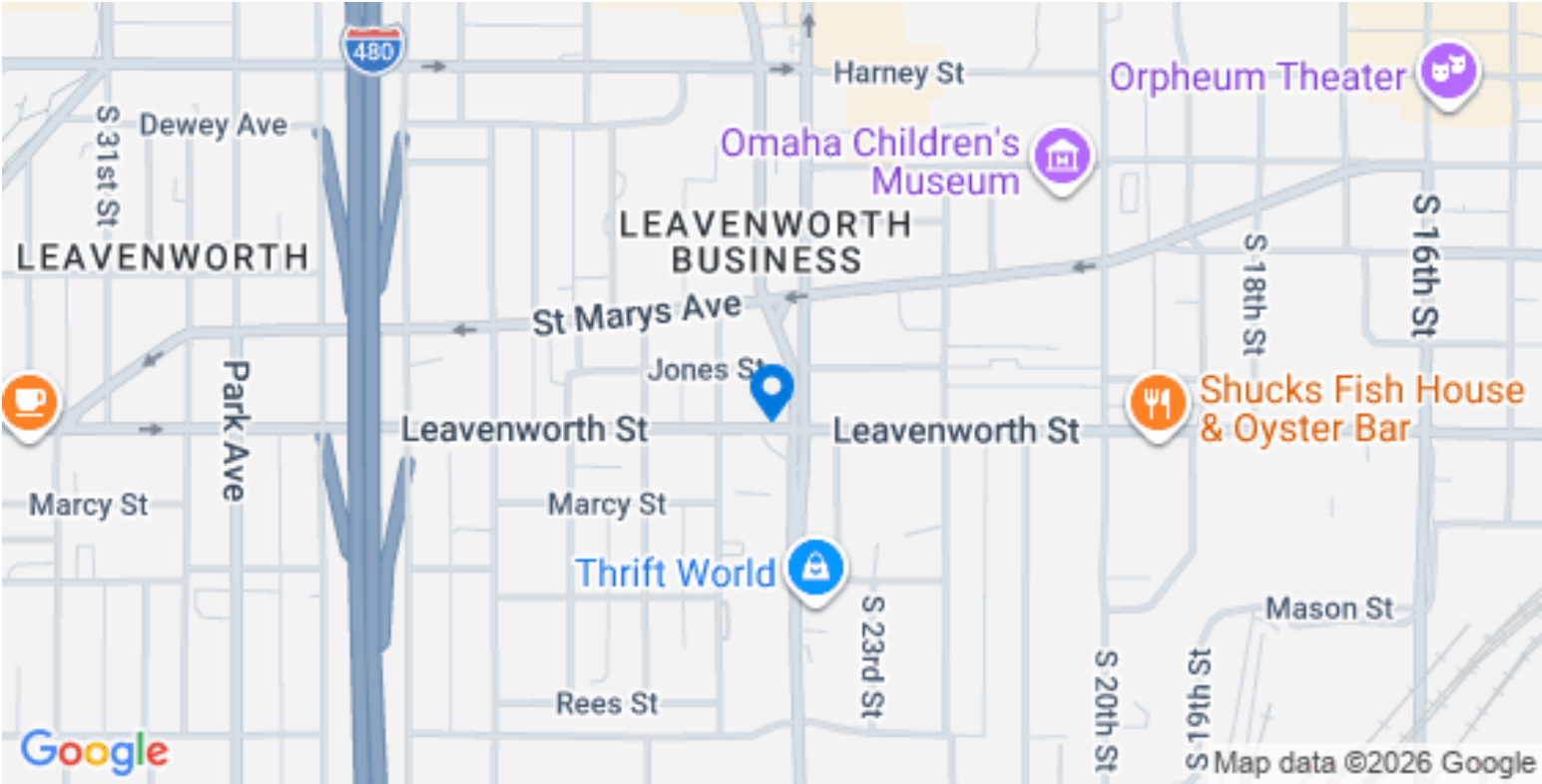
Positioned directly along the trajectory of Omaha's transformative modern transit corridor, the site sits incredibly close to the [Omaha Streetcar route \(https://www.omahastreetcar.org/\)](https://www.omahastreetcar.org/). With the city entering major track installation phases ahead of its highly anticipated launch, real estate along this line is experiencing rapid appreciation and immense demand. The parcel currently features over **16,000 square feet of occupied space**, offering potential short-term holding income while you finalize your blueprints.



Investment Highlights

- Development Opportunity - downtown Omaha
- 1/2 a City block - with more space available
- ~30,000 cars per day
- RARE chance to own downtown land!

Location (1 Location)



Property Photos (1 photos)



Demographic Insights