



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

FOR SALE: OWNER-USER OR INVESTMENT MULTI-TENANT OFFICE PROPERTY

**Opportunity to Own Your Office & Collect Rent | Income-Producing +
Move-in Ready Suite or Near-Stabilized Investment with Upside**



NEWLY RENOVATED & UPDATED

Price: \$1,450,000

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

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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 **investment stability and owner-user flexibility**. The property consists of approximately 9,000 SF across five suites and is currently 84% occupied with 7,550 SF leased. 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**, 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 near-stabilized asset benefiting from the current owner substantial capital improvements, an exceptional tenant mix, occupancy increase, and upside in a strong local market.



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PROPERTY DETAILS & HIGHLIGHTS

Price	\$1,450,000
Price Per SF	\$159 PSF
Building Size	9,072 SF
Year Built/Renovated	1967 / 2025
Tenancy	Multi (5) 84% 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
- 1,450 SF fully renovated, turn-key suite available
- Current rent roll: \$118,200 annually
- 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 lightight upgrades
- Landscaping and sprinkler system improvements
- Security system modernization
- Newer sewer line
- HVAC system updates



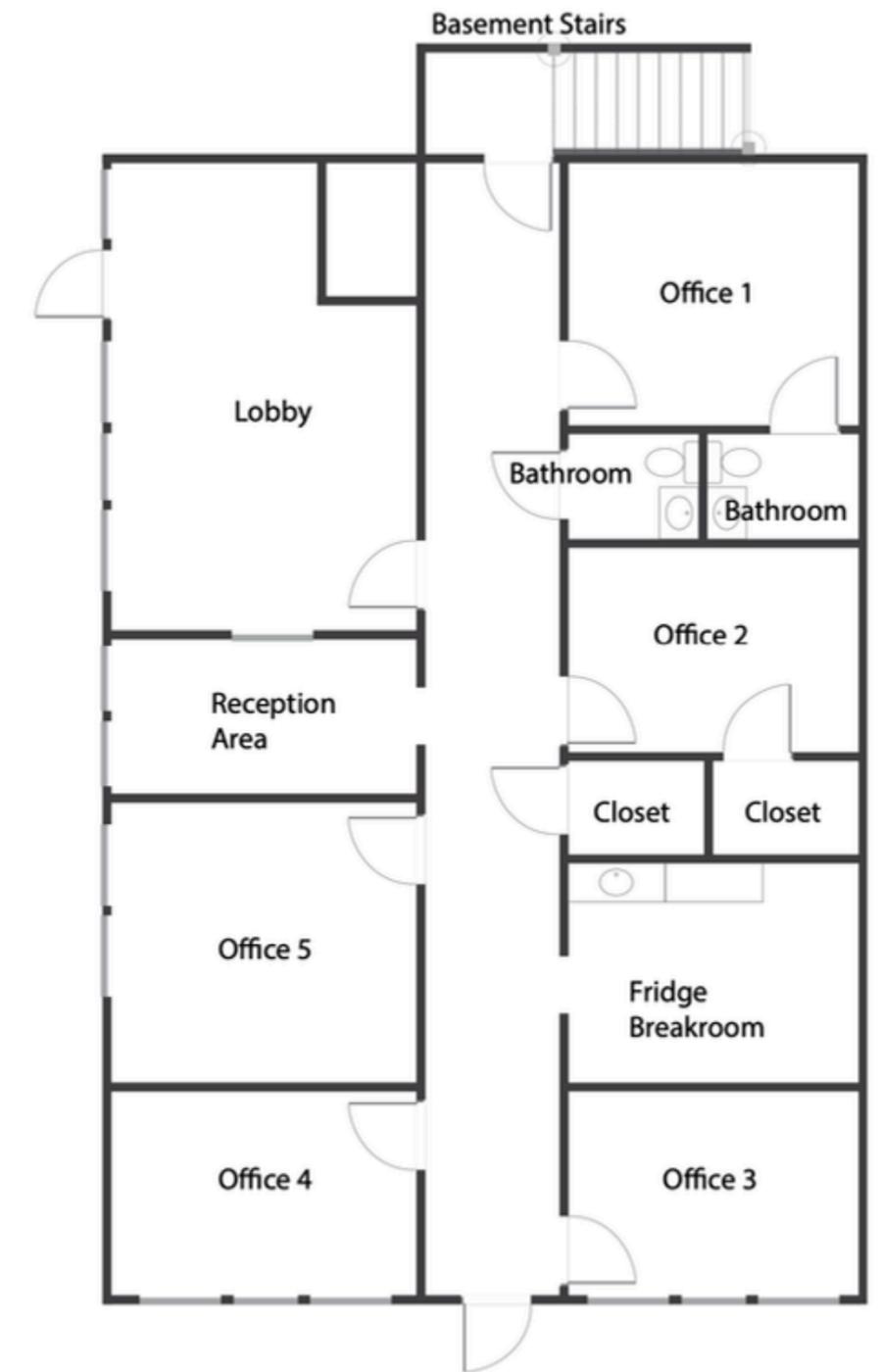
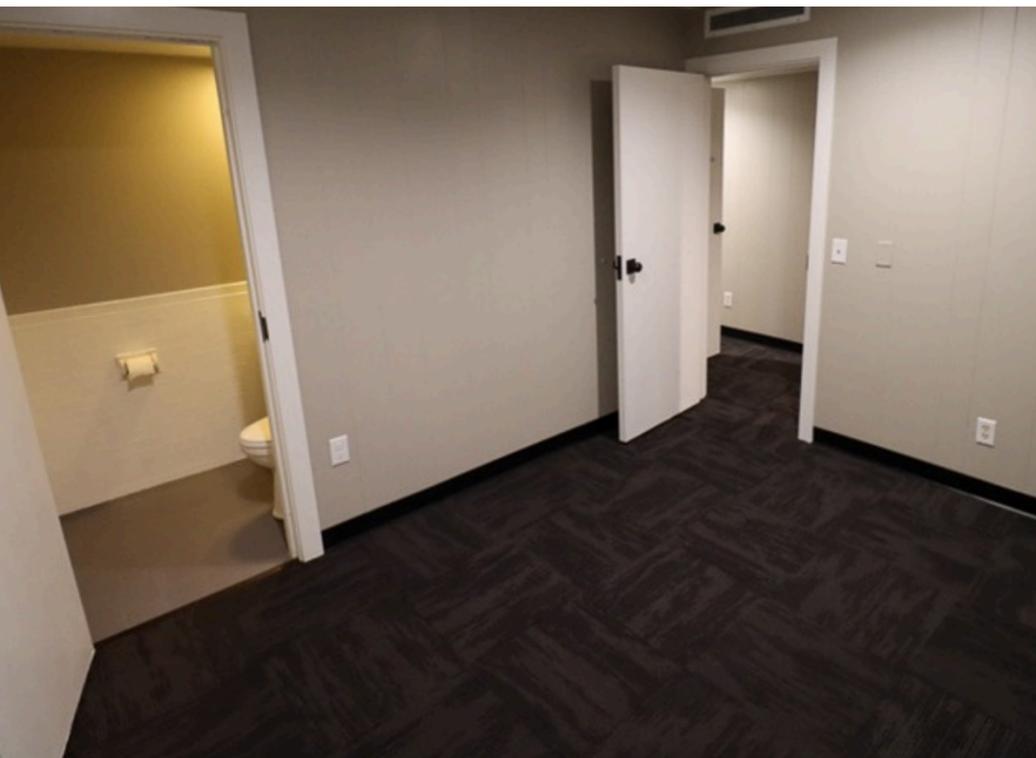
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TURN-KEY VACANT SPACE | 1,450 SF | PRIVATE ENTRANCE



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ADDITIONAL PROPERTY PHOTOS



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AERIAL MAP

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Diers Ford



Fremont High School