

# 5519 NW Radial Hwy.

TRIPLEX + COMM. SPACE FOR  
SALE: \$609,000

OFFERING MEMORANDUM

5519 NW Radial Hwy.  
Omaha, NE 68104

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# 5519 NW Radial Hwy.

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*Exclusively Marketed by:*



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01 Executive Summary  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	5519 NW Radial Hwy. Omaha NE 68104
COUNTY	Dopuglas
BUILDING SF	4,129 SF
LAND ACRES	0.17
LAND SF	7,812 SF
YEAR BUILT	1945
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$609,000
PRICE PSF	\$147.49

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	20,671	131,965	278,040
2026 Median HH Income	\$70,772	\$60,804	\$64,125
2026 Average HH Income	\$97,196	\$85,055	\$89,769

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## Highlights

- Multiple income streams with 3 updated residential units and 2,332 SF of street-visible commercial space—ideal for retail, salon, office, or studio.
- Prime Benson location two blocks from restaurants and boutiques with strong exposure on high-traffic NW Radial Hwy.
- Flexible R-7 zoning with main-level offices, off-street parking, and on-site laundry for live/work potential.



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**BHGRE Commercial**  
4949 Underwood ave, Omaha, NE 68132



02 Property Description

- Property Features
- Floor Plan
- Additional Map
- Property Images

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## GLOBAL

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NUMBER OF UNITS	4
BUILDING SF	4,129
LAND SF	7,812
LAND ACRES	0.17
# OF PARCELS	1
YEAR BUILT	1945
ZONING TYPE	R-7
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2
LOT DIMENSION	63.33 x 124

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## MULTI-FAMILY VITALS

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NUMBER OF PARKING SPACES	7
WASHER/DRYER	Shared Laundry
NUMBER OF UNITS	3
HVAC	Gas FA + CA & Wind Air

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## COMMERCIAL VITALS

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NUMBER OF UNITS	1
HVAC	Forced Air Central AC
LEASE TYPE	NNN

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## EXPENSES

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REAL ESTATE TAXES	\$8,399
INSURANCE	\$2,473

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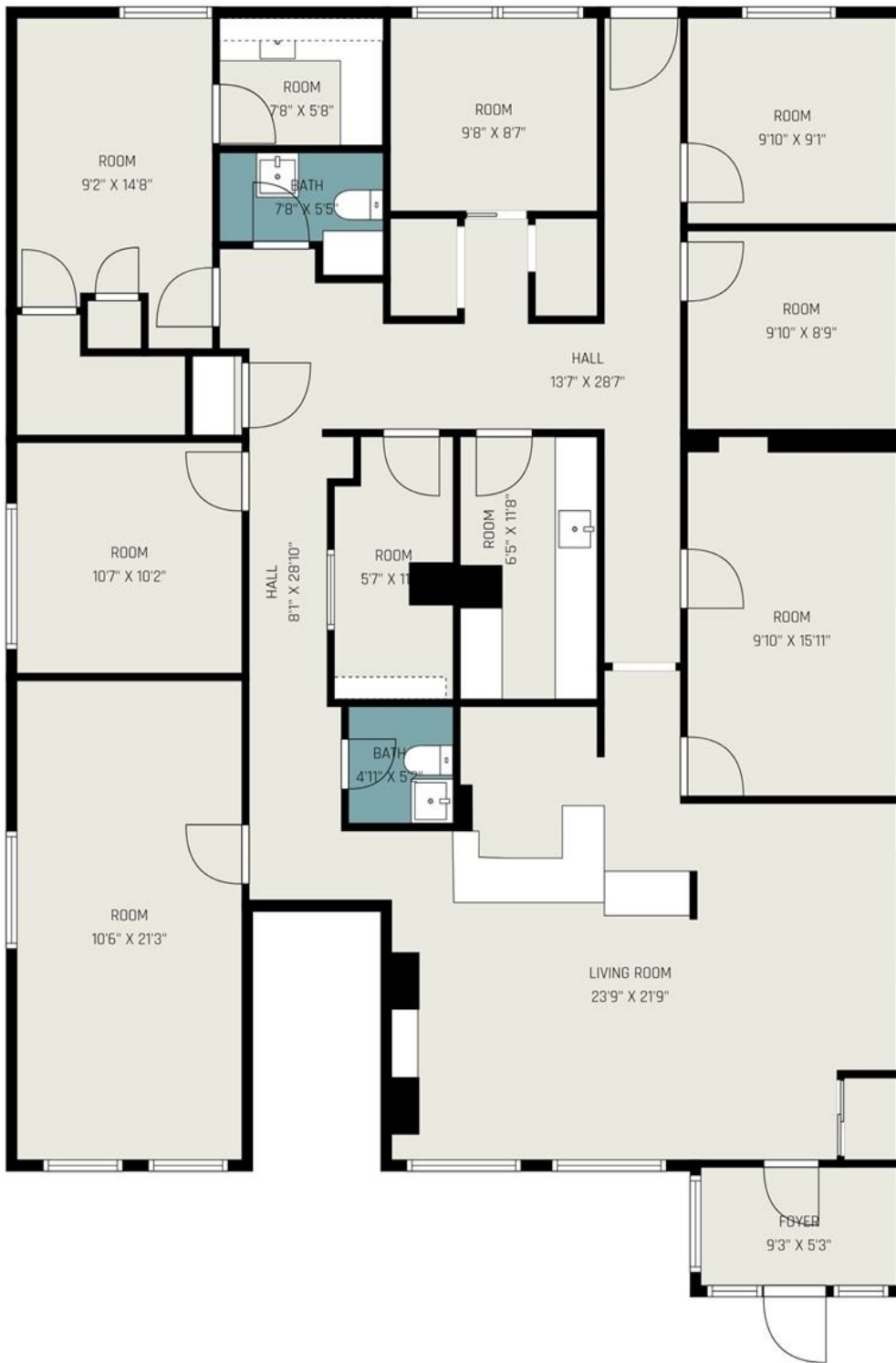
## CONSTRUCTION

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FRAMING	Wood
EXTERIOR	Stucco, Brick/Other
PARKING SURFACE	Off-Street
ROOF	Composition

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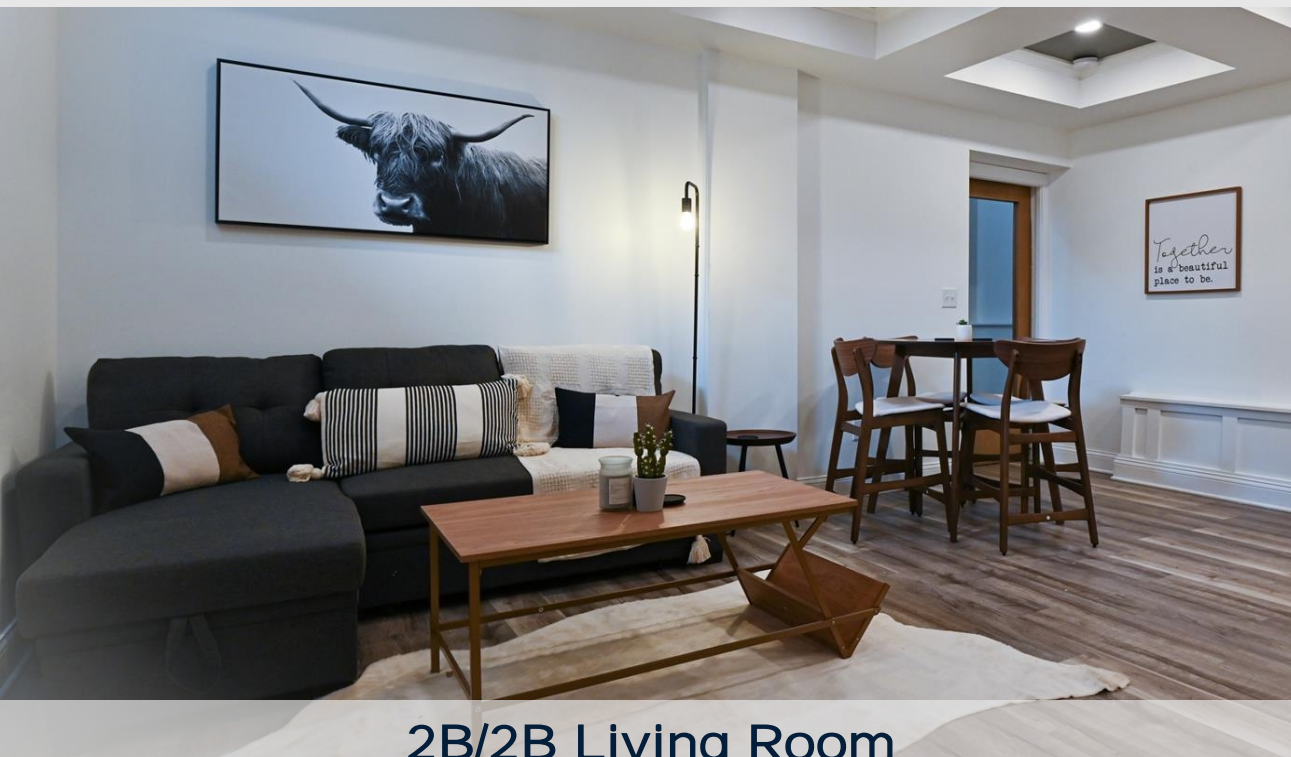
Lower Unit 2B/2B Main Living



2B/2B Primary Bath



2B/2B Primary Bedroom



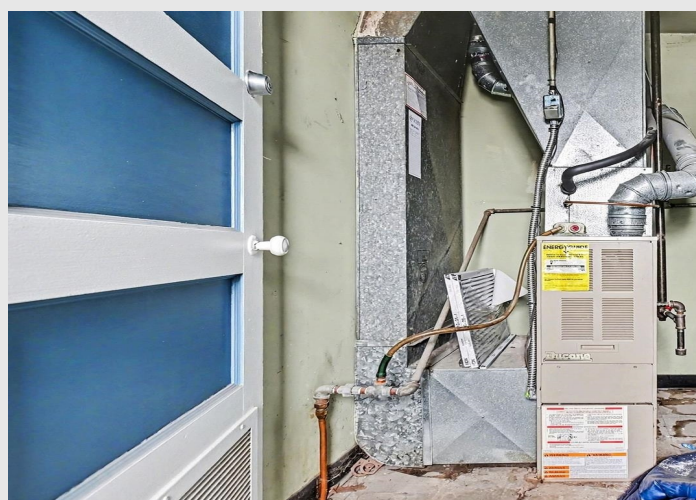
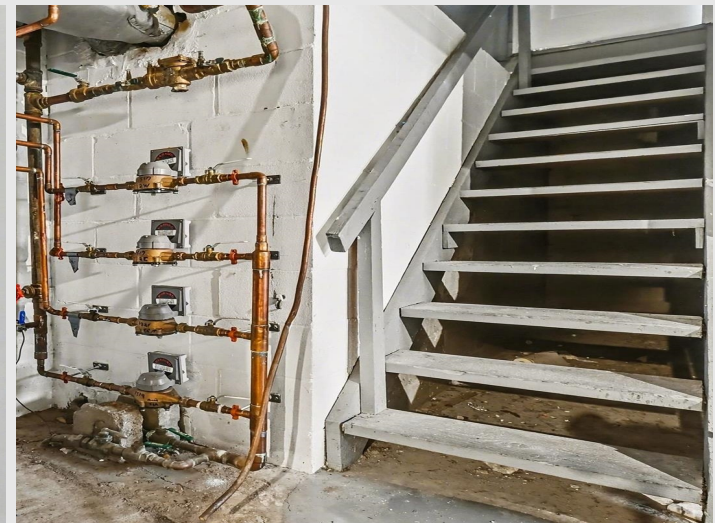
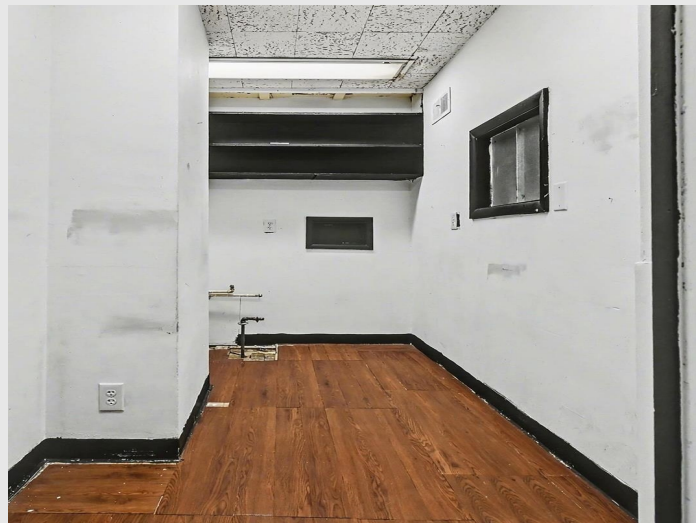
2B/2B Living Room



2B/2B Kitchen



**Commercial Unit Main Entrance**



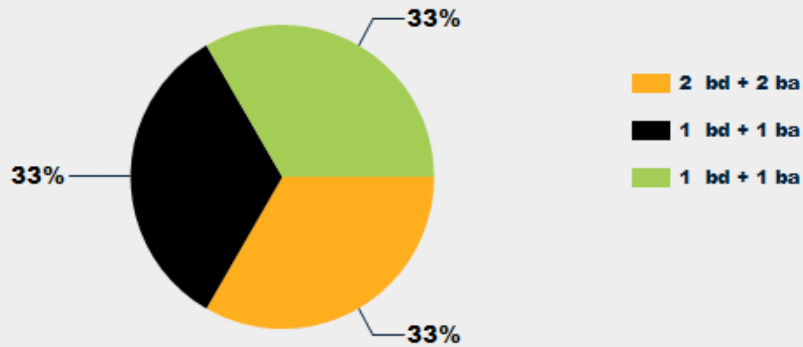


03 Rent Roll

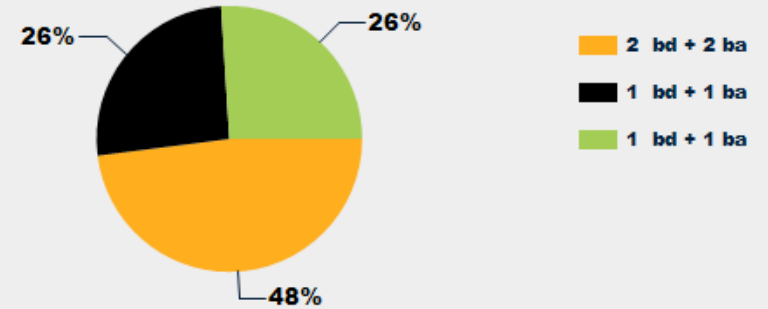
Multi-Family Unit Mix  
Rent Roll

Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
2 bd + 2 ba	1	1,173	\$1,355	\$1.16	\$1,355
1 bd + 1 ba	1	633	\$835	\$1.32	\$835
1 bd + 1 ba	1	633	\$900	\$1.42	\$900
<b>Totals/Averages</b>	<b>3</b>	<b>813</b>	<b>\$1,030</b>	<b>\$1.30</b>	<b>\$3,090</b>

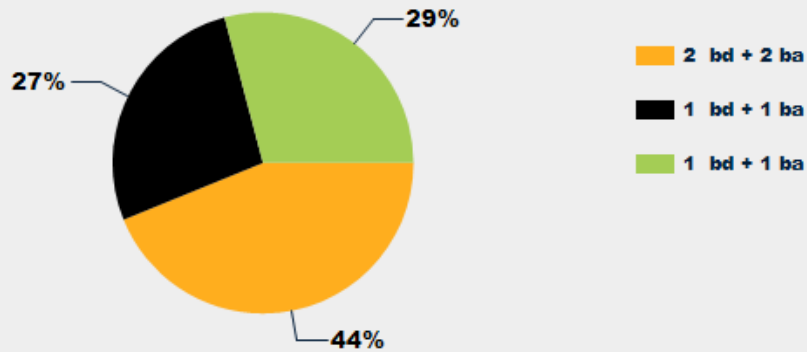
**Unit Mix Summary**



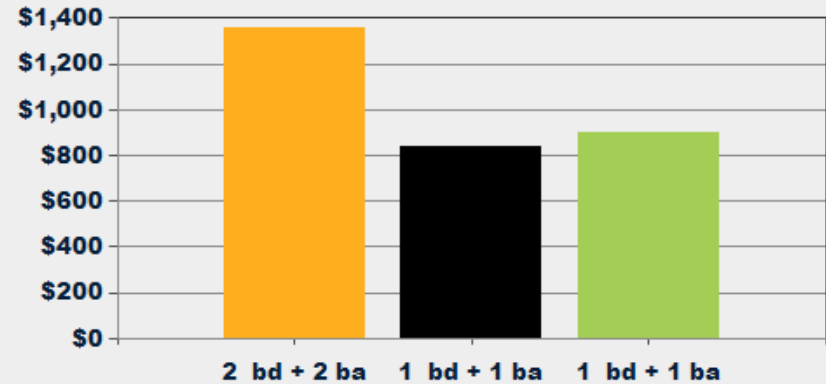
**Unit Mix SF**



**Unit Mix Revenue**



**Rental Income**



COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
Commercial Space	Vacant	2,332	56.48%			FUTURE	\$2,332	\$1.00	\$27,984	\$12.00		NNN	
Totals:		2,332					\$0						
Totals (Includes Vacant Space)							\$2,332		\$27,984				



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Rent Roll | 5519 NW Radial Hwy.

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