

99th & Fort - Retail / Office

5310 N 99TH STREET | OMAHA, NEBRASKA 68134

FOR SALE
FOR LEASE



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CBRE



Property Overview

RETAIL / OFFICE BUILDING

FOR SALE / FOR LEASE

\$1,425,000

Sale Price

10,200 SF

Building Size

\$12.50 PSF

Lease Rate – NNN

1.1 AC

Land Size

STAND ALONE, ALL-BRICK BUILDING

HIGHLIGHTS

- Owner/user or investment opportunity
- Three tenant all-brick building
- Suite 1: 3,182 SF turnkey office build-out
- Suite 2: 4,100 SF open floor plan
- Great visibility and access
- Monument and building signage available
- Light Commercial (LC) zoning
- Located at NWC of Interstate 680 and Fort Street



Building Specifications

RETAIL/OFFICE

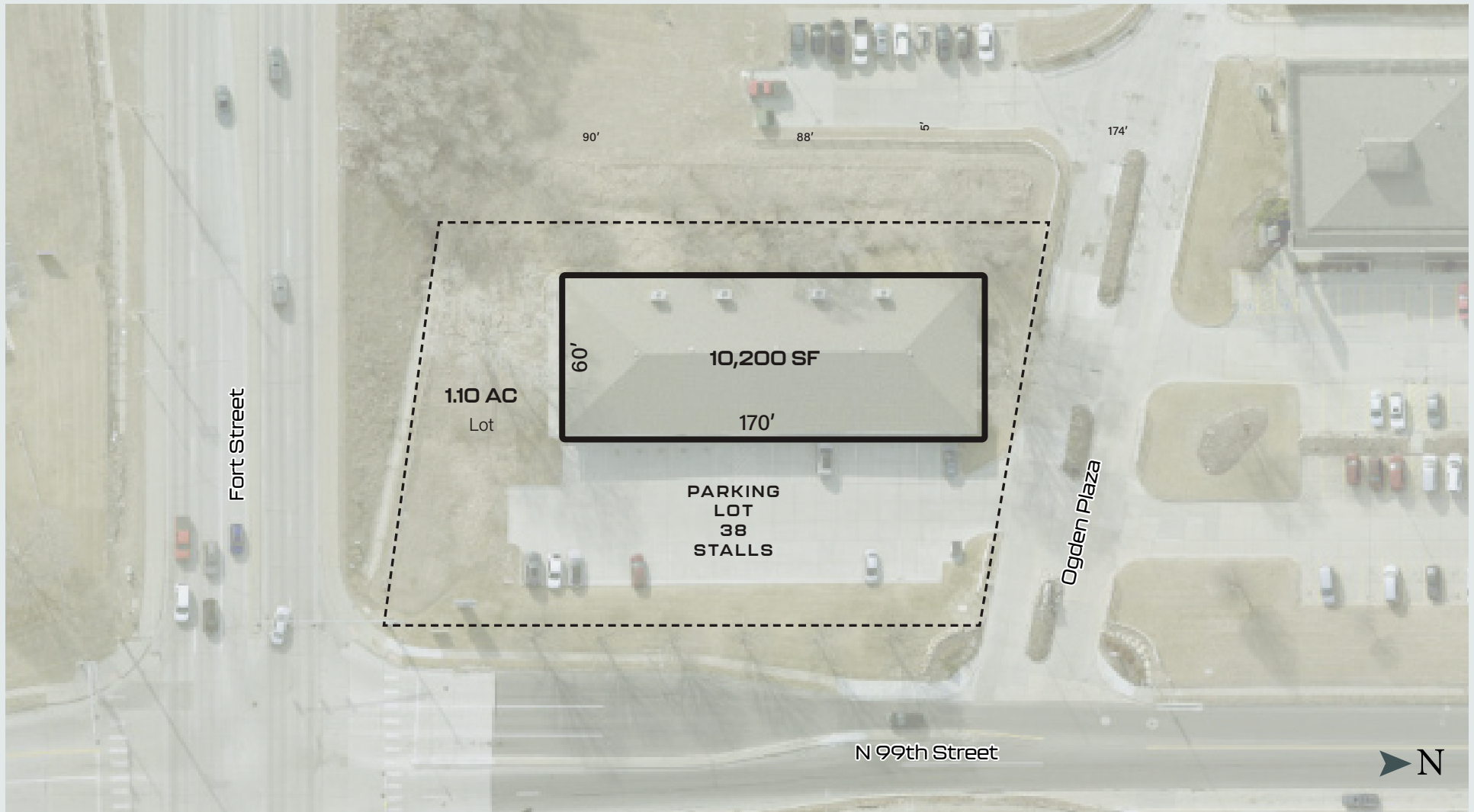
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Property Address	5310 N 99th Street Omaha, Nebraska 68134
County / Parcel Numbers	Douglas / 0531610050
Land Area	1.10 AC / 47,916 SF
Building Size	10,200 SF
Year Built	1996
Floors	1
Tenancy	Multiple / Two or three
Building Class	C
Frontage	256' on N 99th Street
Parking	38
HVAC	Fully climate-controlled
R.E. Taxes	\$15,301.26 (2025)
Zoning	LC - Light Commercial

Site Plan

10,200 SF BUILDING
1.10 AC LOT

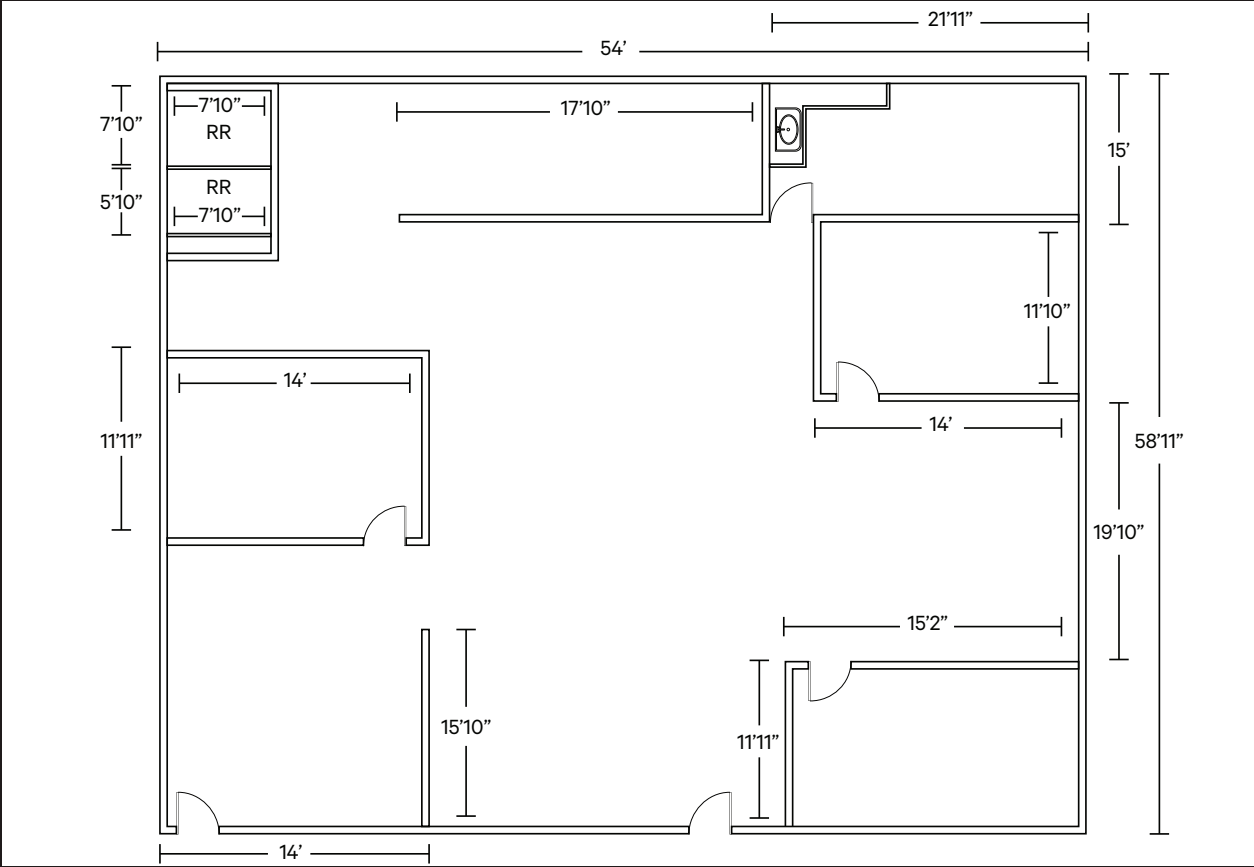
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Suite 1 - End Cap

PHOTOS AND FLOOR PLAN

Floor Plan
3,182 SF

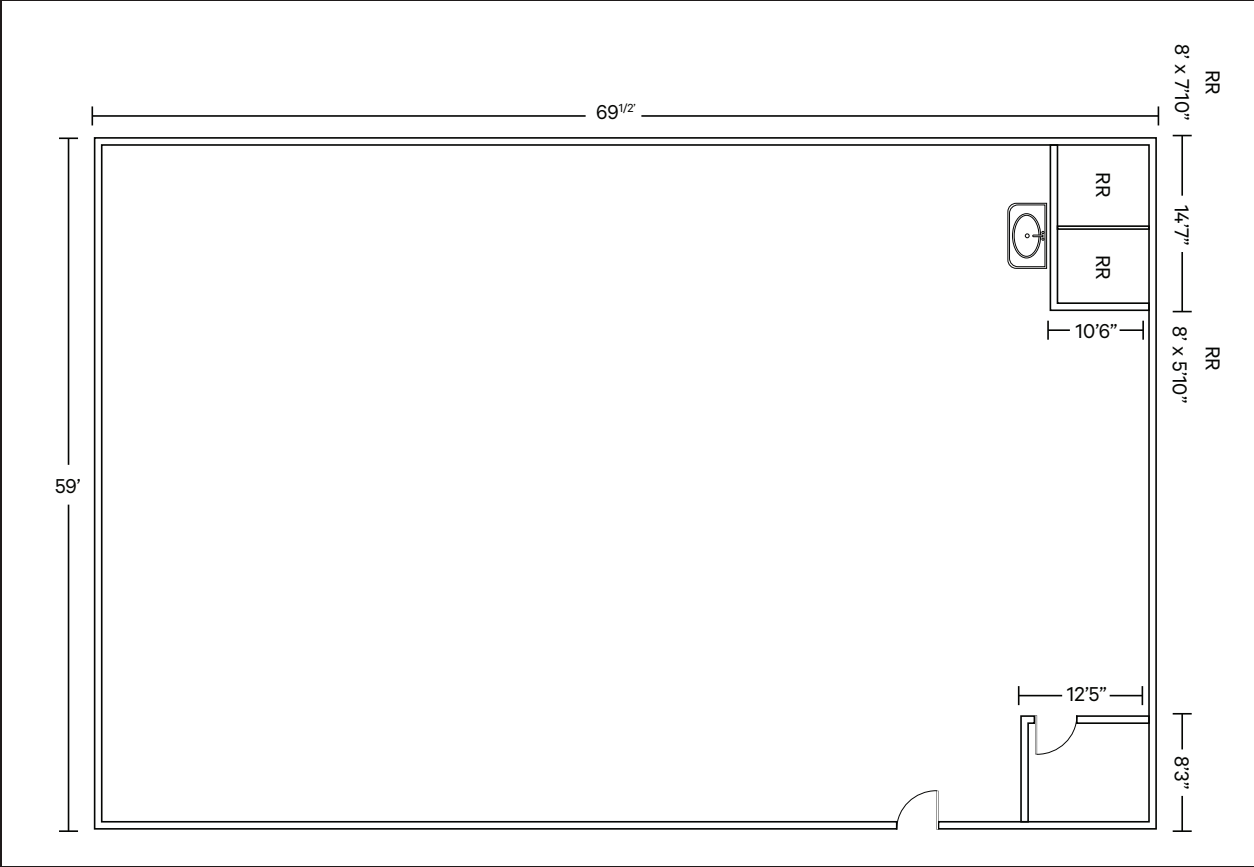


Suite 2 - Middle Bay

PHOTOS AND FLOOR PLAN

Floor Plan

4,100 SF



Location Aerial

NEARBY BUSINESSES



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