

**FOR SALE**  
**8510 & 8508 N 30th St**  
**Omaha NE 68112**

**Sale Price: \$449,000**  
**Price Includes: All Furniture,  
Fixtures & Equipment**

**Property**

Total Buildings: 2,368 SF (Main Bldg 2,000 SF Kiosk 368 SF)  
Lot: 0.1 AC 4,356 SF 66 FT-Street Frontage

Kiosk: Has Drive Thru Option  
Current Use: Mexican Restaurant –*Tenant would be willing to stay after sale.*

Years in Business: 5 Years

Inside Seating: 75  
Patio Seating: 20  
Keno On Site

Taxes: \$3,237.44 (2024)  
Insurance: \$2,400.00

Built: 1928 Renovated in 1960 & Major Renovation 2014  
Reno Includes: Updated Electrical, Plumbing, HVAC (2-4 Ton Units), Building taken down to the walls and rebuilt to code.

Bathrooms: 2 ADA

Power: Main Bldg (2) 200AMP Service, Kiosk 200AMP Service  
120/240 Single Phase Service

Zoned: NBD (Neighborhood Business District)  
Traffic: 17,745 VPD (30th St/Hwy 75)  
Florence Neighborhood  
Minutes South of Interstate 680

**Demographics**

Proximity	2 Miles	5 Miles	10 Miles
Population	17,979	118,417	436,837
Households	6,648	43,868	176,114
HH Income	\$67,990.00	\$68,301.00	\$79,061.00

Demographics provided by CoStar™



*Note: All measurements are approximate, not drawn to scale.*

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**  
402 880 1887  
Gary.Kuklin@BHHSamb.com

**Anne Greve - REALTOR**  
402 320 2756  
Anne.Greve@BHHSamb.com

**Commercial**  
331 Village Pointe Plaza  
Omaha NE 68118



**BERKSHIRE  
HATHAWAY**  
HomeServices

Ambassador  
Real Estate

COMMERCIAL

**FOR SALE**

**8510 & 8508 N 30th St  
Omaha NE 68112**



This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**

**402 880 1887**

**Gary.Kuklin@BHHSamb.com**

**Anne Greve - REALTOR**

**402 320 2756**

**Anne.Greve@BHHSamb.com**

**Commercial**

**331 Village Pointe Plaza**

**Omaha NE 68118**



**BERKSHIRE  
HATHAWAY**  
HomeServices

Ambassador  
Real Estate

COMMERCIAL

**FOR SALE**

**8510 & 8508 N 30th St  
Omaha NE 68112**



*Note: All measurements are approximate, not drawn to scale.*

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ® Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**

**402 880 1887**

**Gary.Kuklin@BHHSamb.com**

**Anne Greve - REALTOR**

**402 320 2756**

**Anne.Greve@BHHSamb.com**

**Commercial**

**331 Village Pointe Plaza**

**Omaha NE 68118**



**BERKSHIRE  
HATHAWAY**  
HomeServices

Ambassador  
Real Estate

COMMERCIAL

**FOR SALE**

**8510 & 8508 N 30th St  
Omaha NE 68112**



*Note: All measurements are approximate, not drawn to scale.*

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**  
402 880 1887  
Gary.Kuklin@BHHSamb.com

**Anne Greve - REALTOR**  
402 320 2756  
Anne.Greve@BHHSamb.com

**Commercial**  
331 Village Pointe Plaza  
Omaha NE 68118



**BERKSHIRE  
HATHAWAY**  
HomeServices

Ambassador  
Real Estate

COMMERCIAL

**FOR SALE**

**8510 & 8508 N 30th St  
Omaha NE 68112**



*Note: All measurements are approximate, not drawn to scale.*

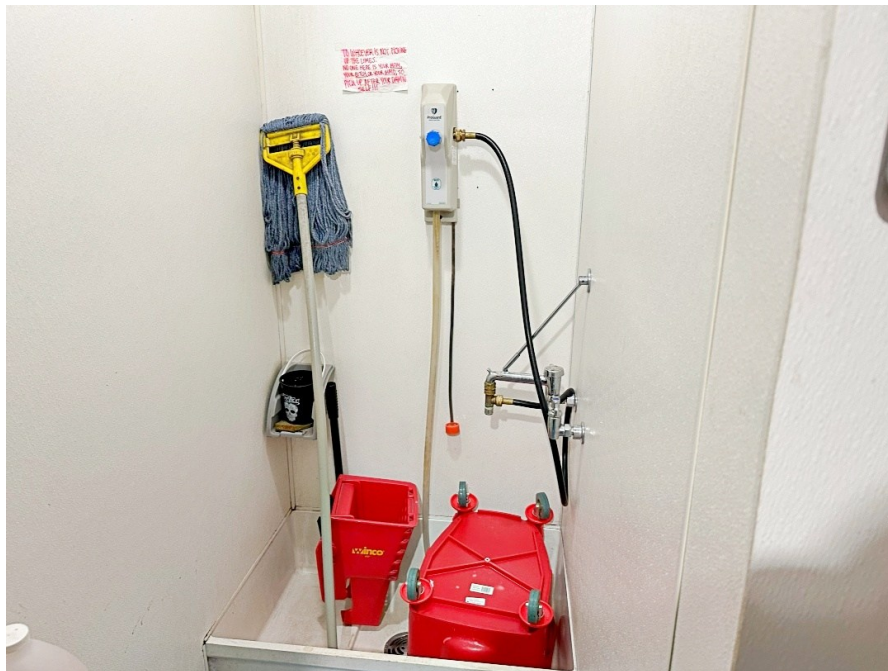
This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ® Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**  
402 880 1887  
Gary.Kuklin@BHHSamb.com

**Anne Greve - REALTOR**  
402 320 2756  
Anne.Greve@BHHSamb.com

**Commercial**  
331 Village Pointe Plaza  
Omaha NE 68118





*Note: All measurements are approximate, not drawn to scale.*

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ® Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**  
**402 880 1887**  
**Gary.Kuklin@BHHSamb.com**

**Anne Greve - REALTOR**  
**402 320 2756**  
**Anne.Greve@BHHSamb.com**

**Commercial**  
**331 Village Pointe Plaza**  
**Omaha NE 68118**



**BERKSHIRE  
HATHAWAY**  
HomeServices

Ambassador  
Real Estate

COMMERCIAL

**FOR SALE**

**8510 & 8508 N 30th St  
Omaha NE 68112**



This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**

**402 880 1887**

**Gary.Kuklin@BHHSamb.com**

**Anne Greve - REALTOR**

**402 320 2756**

**Anne.Greve@BHHSamb.com**

**Commercial**

**331 Village Pointe Plaza**

**Omaha NE 68118**



**BERKSHIRE  
HATHAWAY**  
HomeServices

Ambassador  
Real Estate

COMMERCIAL

**FOR SALE**

**8510 & 8508 N 30th St  
Omaha NE 68112**



This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ® Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**

**402 880 1887**

**Gary.Kuklin@BHHSamb.com**

**Anne Greve - REALTOR**

**402 320 2756**

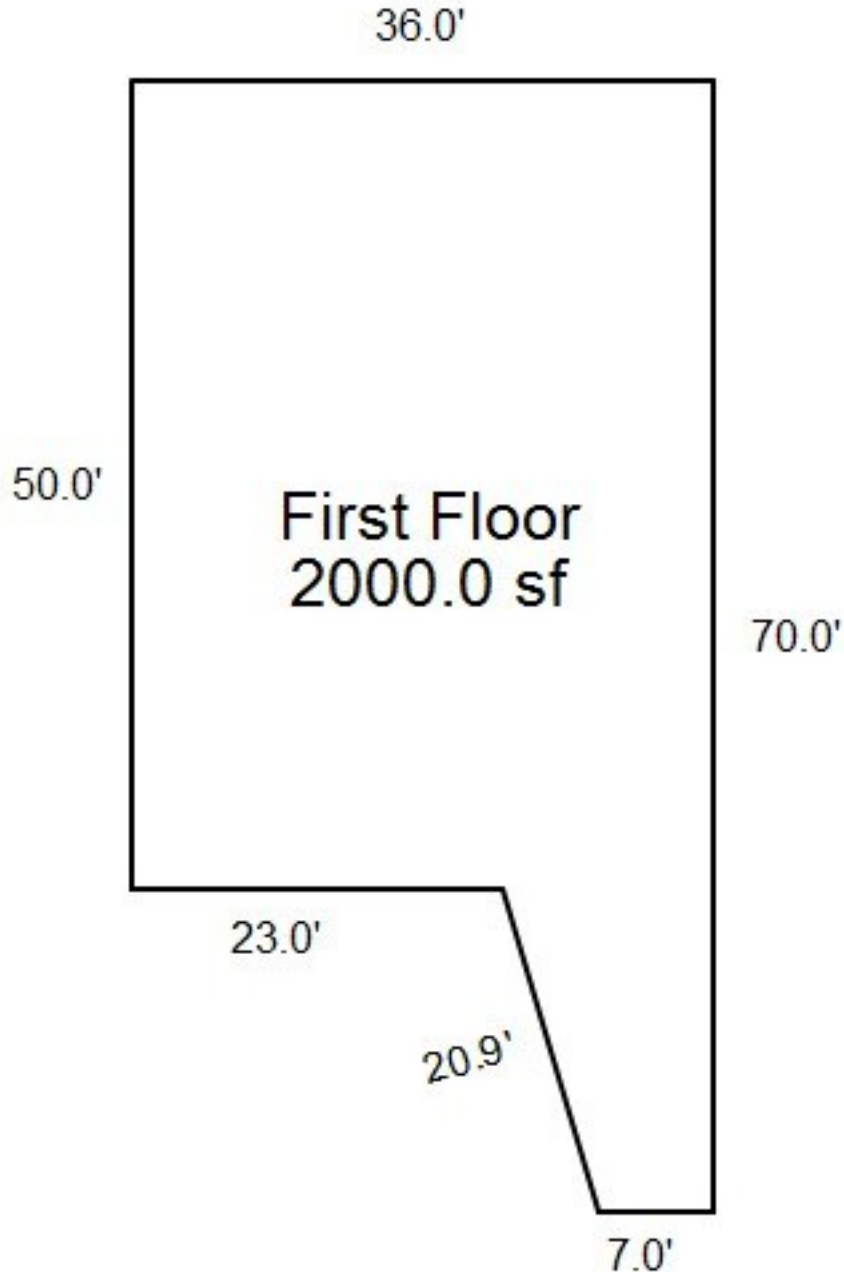
**Anne.Greve@BHHSamb.com**

**Commercial**

**331 Village Pointe Plaza**

**Omaha NE 68118**





*Note: All measurements are approximate, not drawn to scale.*

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ® Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**

**402 880 1887**

**Gary.Kuklin@BHHSAmb.com**

**Anne Greve - REALTOR**

**402 320 2756**

**Anne.Greve@BHHSAmb.com**

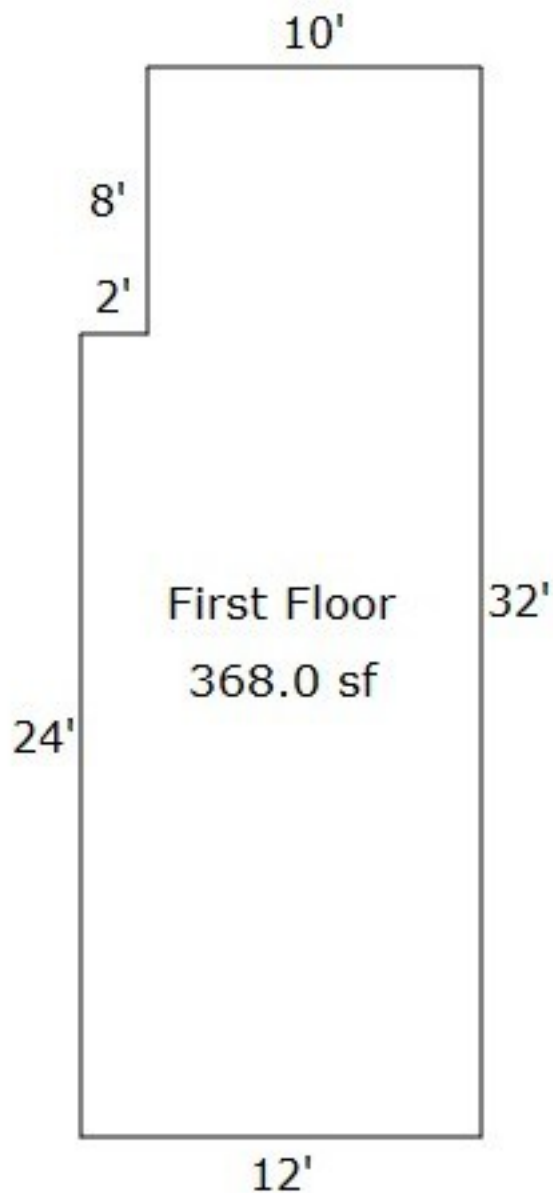
**Commercial**

**331 Village Pointe Plaza**

**Omaha NE 68118**



**FOR SALE**  
**8510 & 8508 N 30th St**  
**Omaha NE 68112**



*Note: All measurements are approximate, not drawn to scale.*

This information has been secured from the property owner or sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase or lease and bears all risk for any inaccuracies. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. ©2025 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ® Equal Housing Opportunity.

**Gary Kuklin—Associate Broker**

**402 880 1887**

**Gary.Kuklin@BHHSamb.com**

**Anne Greve - REALTOR**

**402 320 2756**

**Anne.Greve@BHHSamb.com**

**Commercial**

**331 Village Pointe Plaza**

**Omaha NE 68118**