



Prepared By: **Lisa Marie Pringle**
BHGRE Commercial
Realtor
(402) 660-9078
lisa.pringle@betteromaha.com
20150747

OFFERING M



NEBRASKA LAUNDRY & DOG WASH BUILDING

FOR SALE | \$550,000
3525 NORTH 90TH STREET, OMAHA NE 68134

Nebraska Laundry & Dog Wash Building

CONTENTS

01 Executive Summary

Investment Summary

02 Property Description

Property Features

Floor Plan

Property Images

Exclusively Marketed by:



Lisa Marie Pringle

BHGRE Commercial

Realtor

(402) 660-9078

lisa.pringle@betteromaha.com

20150747



Brokerage License No.: 100836

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	3525 North 90th Street Omaha NE 68134
COUNTY	Douglas
GLA (SF)	2,520 SF
LAND ACRES	0.216
YEAR BUILT	1970

FINANCIAL SUMMARY

PRICE	\$550,000
PRICE PSF	\$218.25

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	11,797	106,934	245,491
2025 Median HH Income	\$70,468	\$71,937	\$73,881
2025 Average HH Income	\$85,601	\$96,727	\$105,486



Lisa Marie Pringle
Realtor
(402) 660-9078
lisa.pringle@betteromaha.com
20150747

02 **Property Description**

- Property Features
- Floor Plan
- Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
GLA (SF)	2,520
LAND ACRES	0.216
YEAR BUILT	1970
ZONING TYPE	CC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
TRAFFIC COUNTS	47628

NEIGHBORING PROPERTIES

NORTH	Nebraska Laundry
-------	------------------

MECHANICAL

HVAC	New 2025 Forced Air
ELECTRICAL / POWER	New 200 Amp Panels (2)
LIGHTING	Updated

CONSTRUCTION

PARKING SURFACE	Concrete
-----------------	----------









