

**FOR SALE**

**622 N BURLINGTON AVE, YORK, NE 68467**

**OFFICE | 2,822 SF | \$325,000**



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888

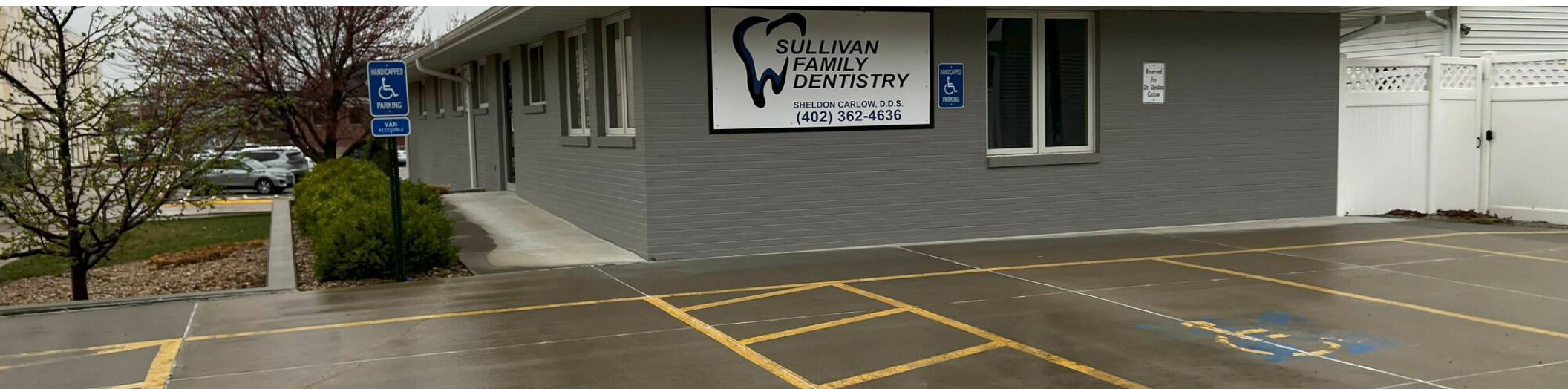




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## PROPERTY DESCRIPTION

Here's a chance to own a well-maintained professional building in York that's tailor-made for a dentist, doctor or general office operator. Thoughtfully laid out for patient flow and daily operations, the space features a welcoming reception area, private treatment rooms, and efficient back-office space, so you can move in and start seeing clients right away. High visibility, easy access and ample parking give your practice a strong presence in the community, and owning the real estate lets you build equity instead of paying rent. York's strategic location at the intersection of Interstate 80 and Highway 81 draws customers and workforce from surrounding towns, making this an attractive long-term investment.

## LOCATION DESCRIPTION

Central York location near neighborhoods, schools, and major thoroughfares for convenience to clients and staff. York sits at the intersection of Interstate 80 and Highway 81, drawing customers and workforce from several surrounding towns.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$325,000
<b>Building Size:</b>	2,822 SF

### CONTACT

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## PROPERTY HIGHLIGHTS

- Perfect for dental, medical, or general office uses
- Functional floor plan with reception area, private rooms and back-office space
- High visibility and easy access, plus ample parking and established commercial surroundings
- Turnkey opportunity with minimal upfit required - own your space and build Location Advantages

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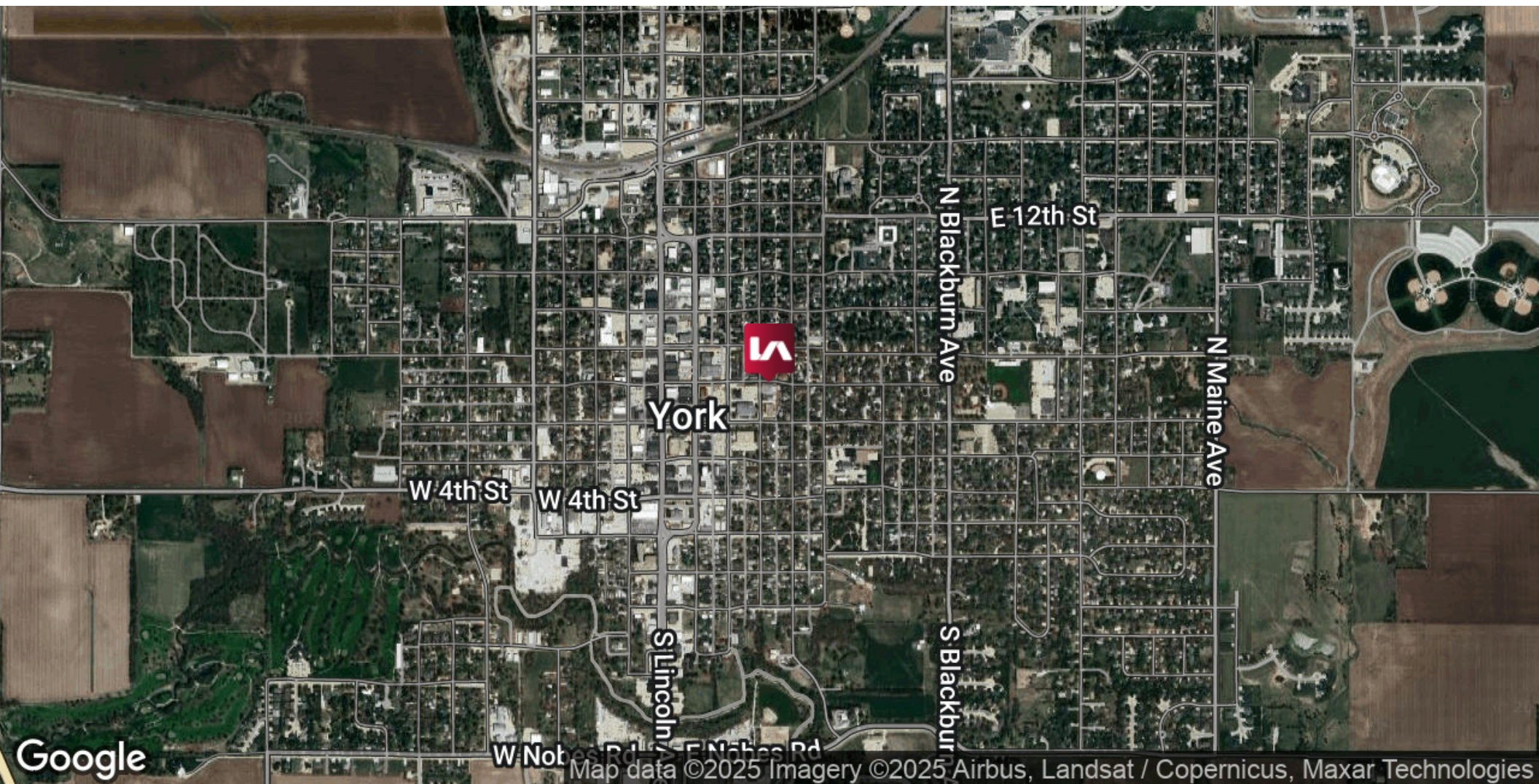


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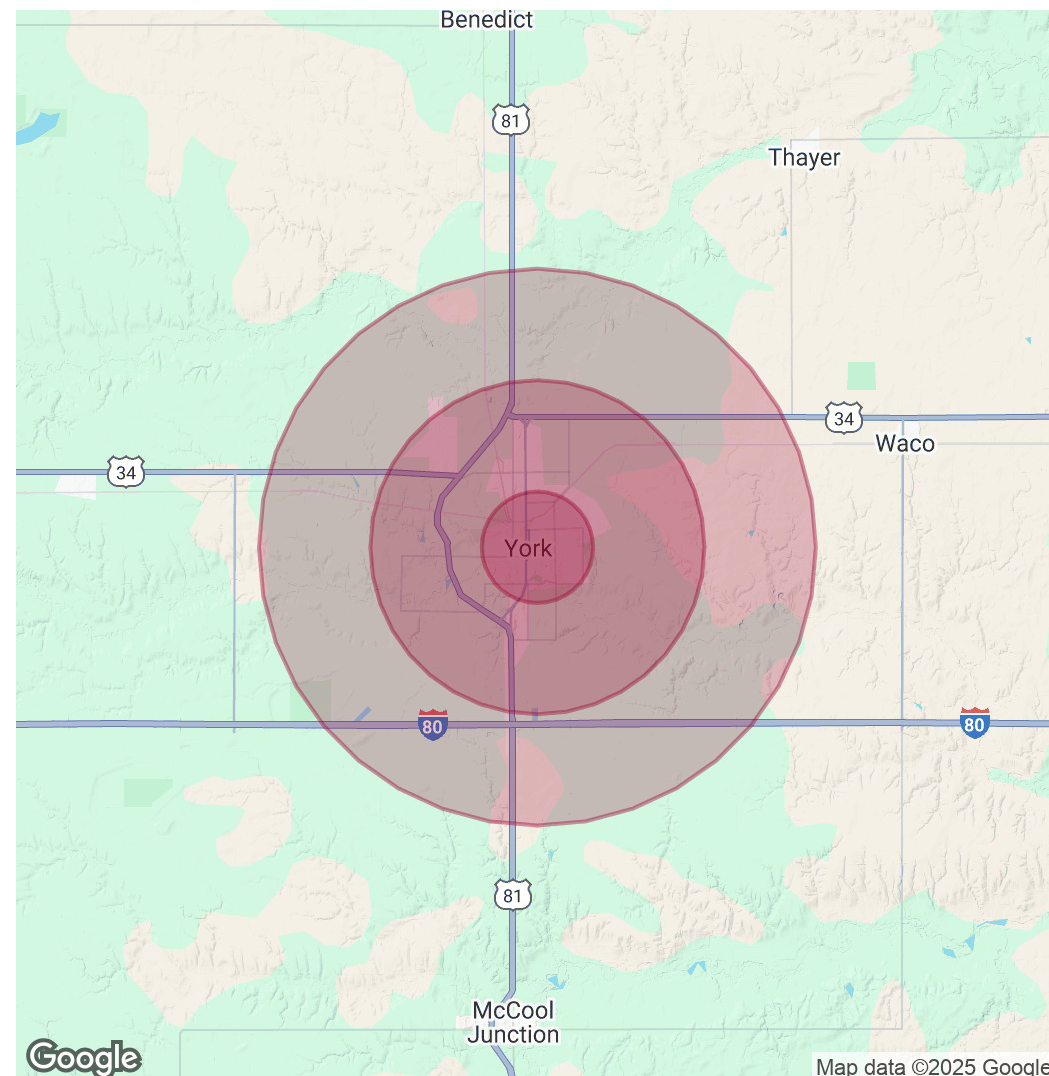
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,891	9,099	9,459
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,743	3,630	3,777
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$104,072	\$104,273	\$104,333
Average House Value	\$210,441	\$213,998	\$215,008

Demographics data derived from AlphaMap



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