

43RD & LAFAYETTE PORTFOLIO

OMAHA, NE 68131

4.14 AC | \$1,900,000 | \$37.64 PSF

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EXECUTIVE SUMMARY | 43RD & LAFAYETTE

Sale Price	\$1,900,000
Portfolio Size	4 Parcels Consisting of 2 Buildings and Vacant Land
Site Area	4.14 AC
Price Per SF (Building)	\$37.64
Price Per SF (Land)	\$10.54

PROPERTY HIGHLIGHTS

- » Located in a Community Redevelopment Area
- » Rare opportunity to own large site in established neighborhood
- » Great for outside storage or potential for redevelopment
- » In place income on some of the buildings



43RD & LAFAYETTE PORTFOLIO | 4350 LAFAYETTE AVENUE & 4351 HAMILTON STREET

BUILDING 1 | 4350 Lafayette Avenue

Parcel	2408850002
Building Size	50,483 SF
Site Area	3.63 AC
Occupancy	GT Midwest (31,400 SF) 12/31/2032 (early termination)
	Miller Electric (5,000 SF) MTM
Construction	Metal Frame
Year Built	1947 - Additions 1968 & 1981
Zoning	GI and R5
Dock Doors	Yes
Drive-In Doors	Yes

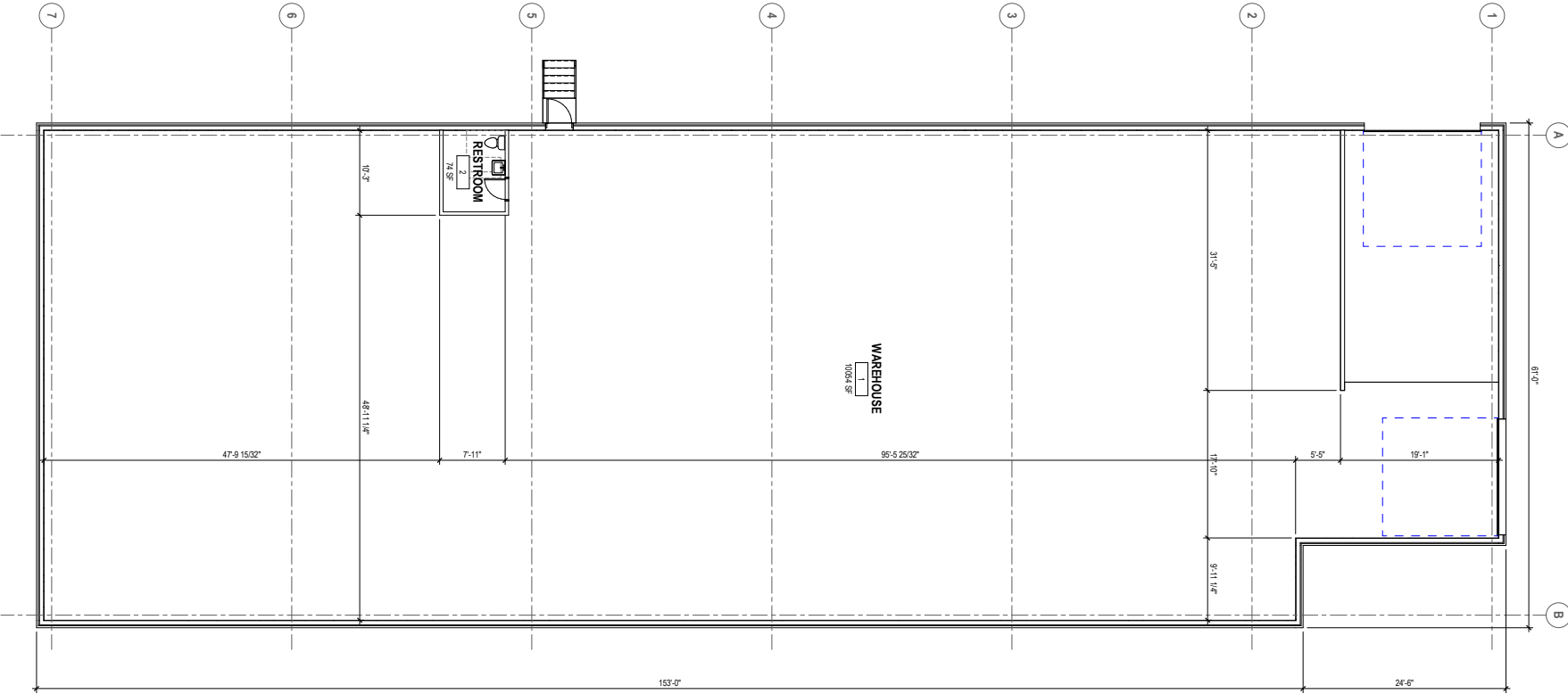


BUILDING 2 | 4351 Hamilton Street

Parcel	2408850002
Building Size	10,280 SF
Site Area	3.63 AC
Occupancy	Vacant
Construction	Masonry
Year Built	1970
Zoning	GI and R5
Dock Doors	(1) Drive-in Door with an Interior Dock Door
Overhead Doors	(1) 14' x 14'
Power	480/277 V, 3P, 4 Wire
Comments	Excess Ground - Fully Fenced 1 Restroom Clear Span Radiant Heat









43RD & LAFAYETTE PORTFOLIO | EXCESS VACANT LAND

4212 Lafayette Avenue

Parcel 2408880000
Site Area .17 AC
Zoning GI

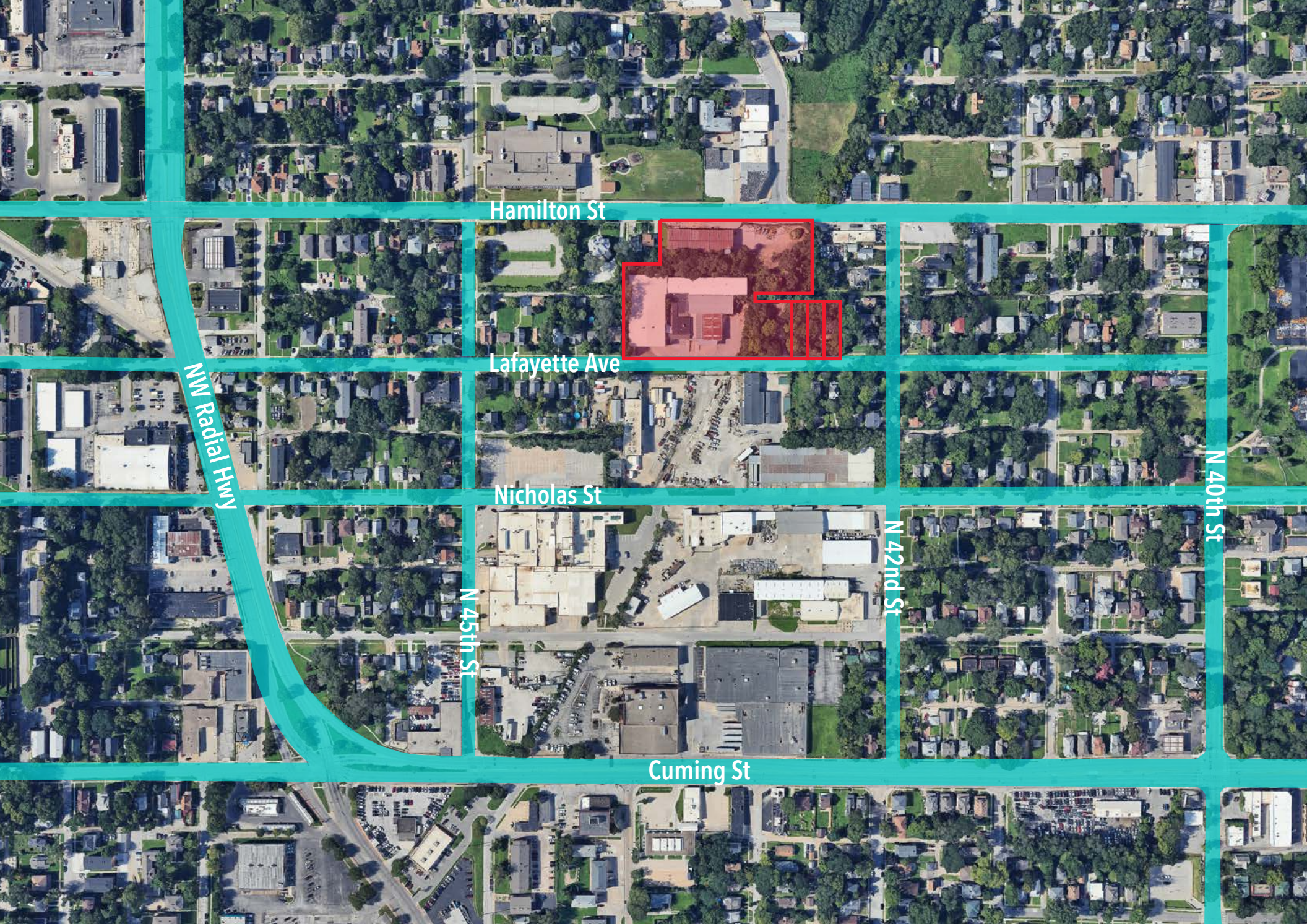
4214 Lafayette Avenue

Parcel 2408870000
Site Area .17 AC
Zoning GI

4216 Lafayette Avenue

Parcel 2408860000
Site Area .17 AC
Zoning GI





Hamilton St

Lafayette Ave

Nicholas St

Cuming St

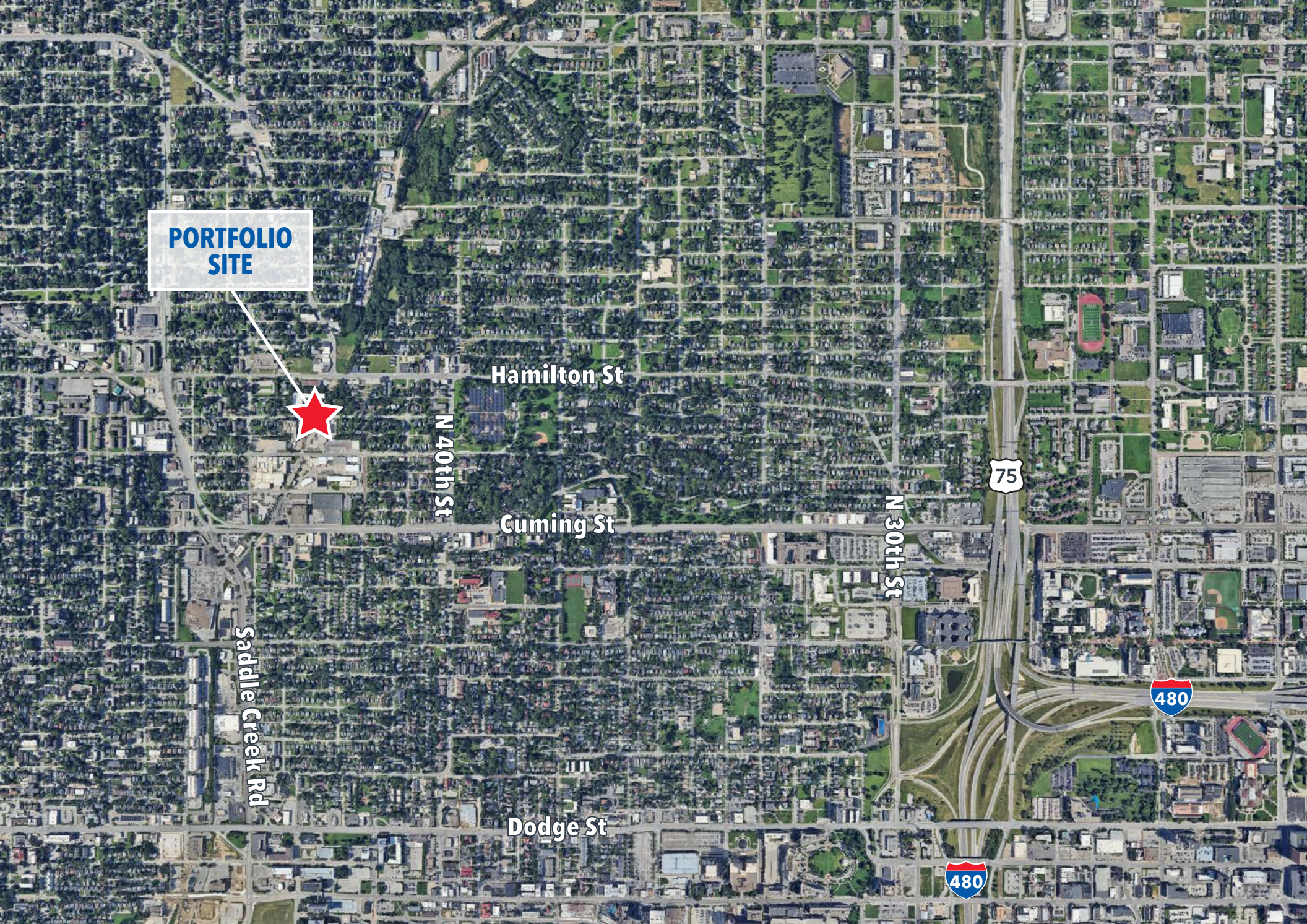
NW Radial Hwy

N 45th St

N 42nd St

N 40th St





**PORTFOLIO
SITE**

Hamilton St

N 40th St

Cumming St

N 30th St

Saddle Creek Rd

Dodge St



POPULATION

42nd & Hamilton	1 Mile	5 Mile	10 Mile
Population	22,080	267,242	665,733
Average Age	35	37	38
Average Age (Male)	35	36	37
Average Age (Female)	35	37	39

HOUSEHOLDS & INCOME

42nd & Hamilton	1 Mile	5 Mile	10 Mile
Total Households	9,352	107,871	267,194
Number of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$79,039	\$76,89	\$93,879

**Demographic data derived from 2020 ACS Census*

