

ONE BLOCK OF 72ND STREET FRONTAGE & RESTAURANT



7118 LAKE ST & 2511, 2519, 2527 N 72ND ST OMAHA, NE 68134

\$450,000

1.15 acres are available for sale across four lots located along the N 72nd St corridor between Lake St and Ohio St.

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LISA ZIMMERMAN

lisa.zimmerman@betteromaha.com
402.660.9078



JENNIFER WAXBERG

realtor@jenniferwaxberg.com
402.980.4233

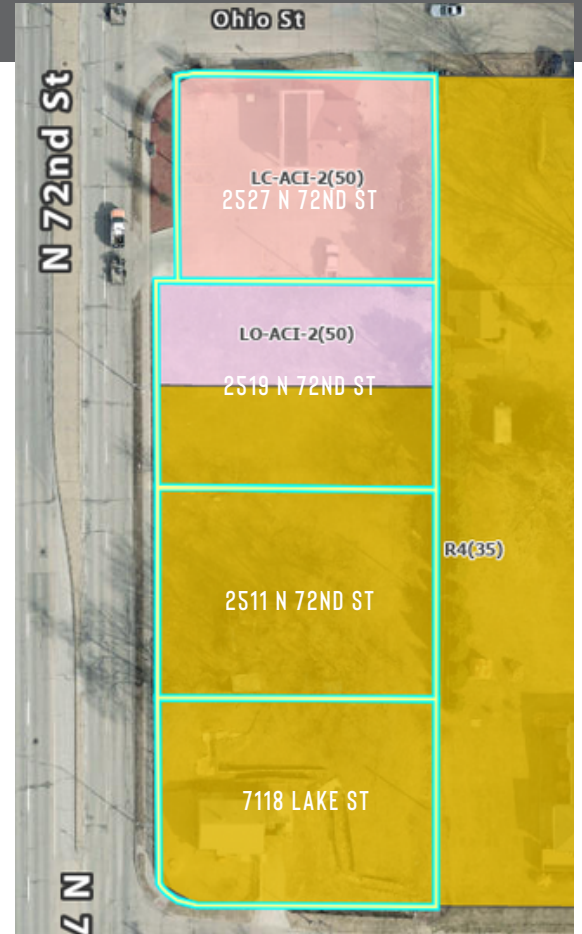
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PROPERTY SUMMARY

- Price: \$450,000
- Lot Breakdown: 7118 Lake St - Residential Property
2511 N 72nd St - Empty Adjacent Lot
2519 N 72nd St - Empty Adjacent Lot
2527 N 72nd St - Restaurant Property
- Building Size: 7118 Lake St - 840 SF
2527 N 72nd St - 1,072 SF
- Year Built: 7118 Lake St - 1953
2527 N 72nd St - 1930
- Zoning: 7118: R4 - Single Family High Density
2511: R4 - Single Family High Density
2519: LO - Limited Office District w/ACI Overlay & R4
2527: LC - Limited Commercial District w/ACI Overlay
- Lot Size: 7118: 12,740 SF, 0.29 Acres
2511: 12,740 SF, 0.29 Acres
2519: 12,740 SF, 0.29 Acres
2527: 12,192 SF, 0.27 Acres
Total: 1.15 Acres
- Taxes: 7118: \$1,912.62
2511: \$582.76
2519: \$582.76
2527: \$3,285.18
- Traffic Count: 43,176 cars (72nd and Maple Street)



PROPERTY HIGHLIGHTS

Development opportunity! The restaurant is currently leased by Lufti's Fried Fish. The property has a small outside patio as well as interior seating, 2 ADA restrooms and a walk up window for food. Drive through use will not be permitted by the city.

Omaha City zoning department has stated zoning changes for future use will not be approved. Approximately 6000 sqft. of the commercial overlay on 2511 N. 72ndSt. can be used for office use and the remainder of the lots are R-4.

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