

## For Lease: \$950.00 Per Month Modified Gross Lease

This great 800 SF building is zoned Industrial, but could be your next Office or Retail Store! This fully AC/Heated space has received multiple updates; L.E.D Lighting, Bathroom, Doors, Windows and Water Heater. Also has a 3 Compartment Commercial Sink. It has a Grade Level Electric Roll Up Door in the rear with a nice side driveway. Water/Sewer, Taxes and Building Insurance is covered in the Monthly Lease Rate!

### Property

Building: 800 SF  
Ceiling: 10 FT  
Rear Entrance Door  
Rear Electric - Grade Level Roll Up Door  
9' Wide x 7' High  
Year Built: 1940  
Lot Size: 0.05 AC  
Zoning: Industrial  
1 Unisex Bathroom  
Maintenance Closet  
Renovated in 2021  
Power: 125 Amps 120/240 1P 3W  
Busy Main Street Storefront

### Demographics:

Proximity:	2 Miles	5 Miles
Total Population:	7,952	31,223
Households:	10,361	12,429
Ave. HH Income:	\$73,356	\$77,618

*Demographics provided by CoStar.com*

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

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### Great Potential Usage Ideas for You!

**\*\*Rent as Storage Space\*\*:** Great Secure, Climate-Controlled Building to use for Storage of: Vehicles, Equipment, or Personal items.

**\*\*Workshop Rental\*\*:** Great Space for Hobbyists, Craftsmen, or Small Business Owners Who Need a Workshop. It could be used for Woodworking, Automotive Work, or Other Projects.

**\*\*Start a Small Business\*\*:** Use this Great Space as a Base for a Small Business, like a Repair Shop, Crafts Studio, or a Boutique Gym.

**\*\*Event Venue\*\*:** Convert it into a small event venue, for Parties, Meetings, or Community Gatherings.

**\*\*Airbnb or Short-Term Rental\*\*:** If permitted, you could convert part of the garage into a living space for short-term rentals.

**\*\*Leisure Activities\*\*:** Set up Recreational Amenities like a Home Gym, Game Room, or Indoor Sports Area and offer Memberships or Pay-Per-Use Access.

**\*\*Automotive Services\*\*:** Offer Specialized Services like Detailing, Custom Modifications, or even a Small-Scale Repair Service.

**\*\*Art Gallery or Exhibition Space\*\*:** Showcase and Sell Artwork or Host Local Art Events.

**Gary Kuklin—Associate Broker**

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**Commercial**

**331 Village Pointe Plaza**

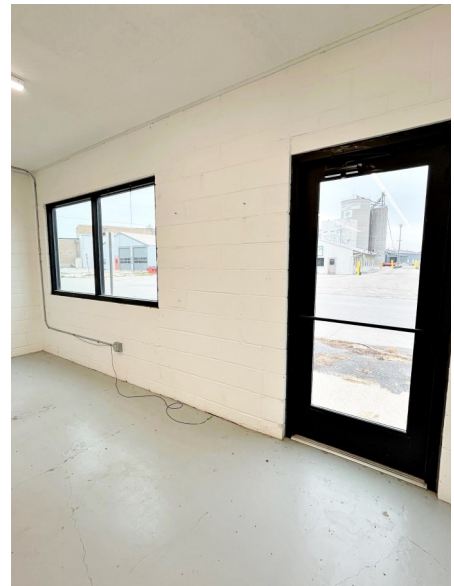
**Omaha NE 68118**

**Industrial/Flex Office/Retail**

**For Lease**

**409 S Main St**

**Fremont NE 68025**



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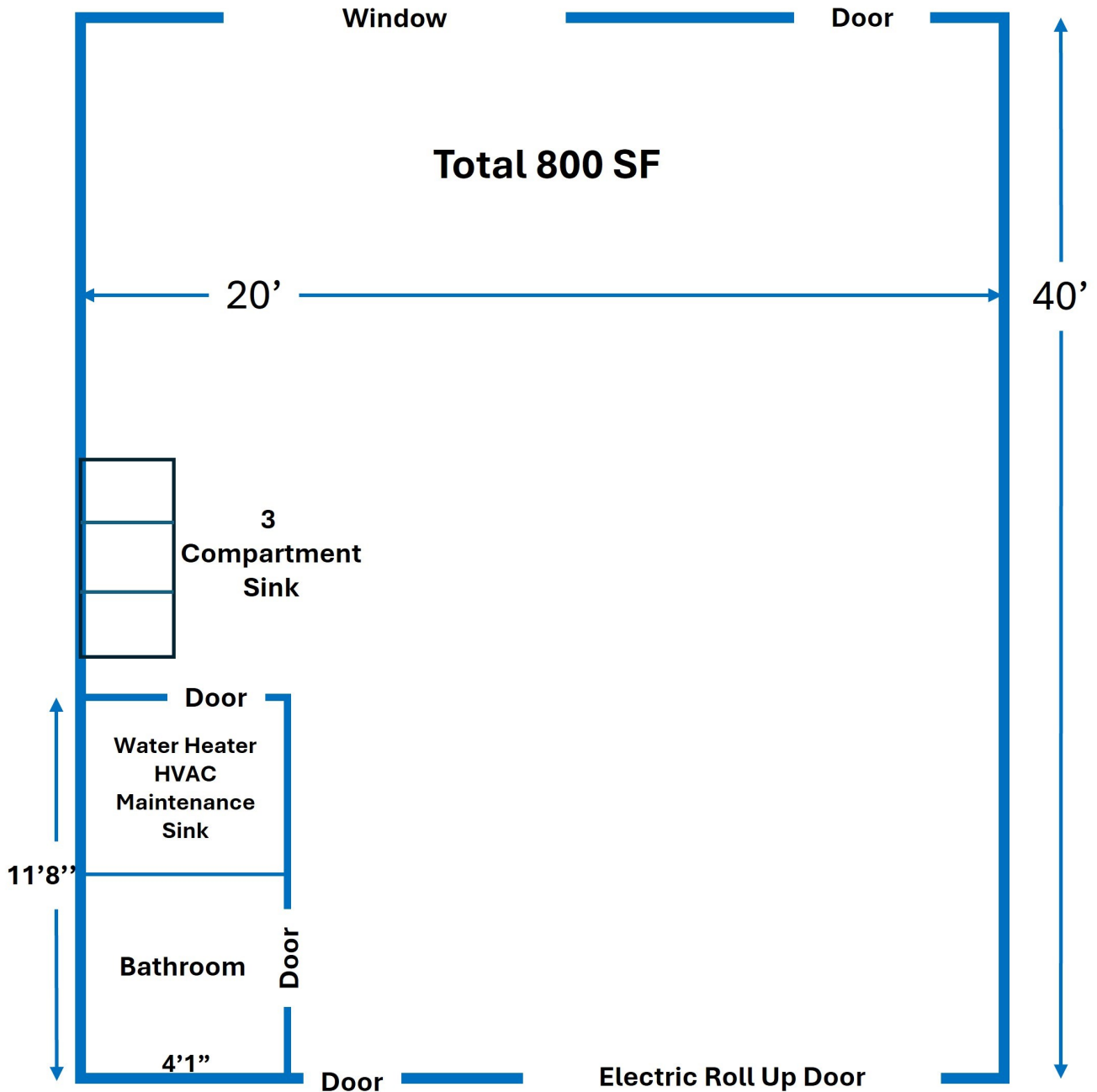
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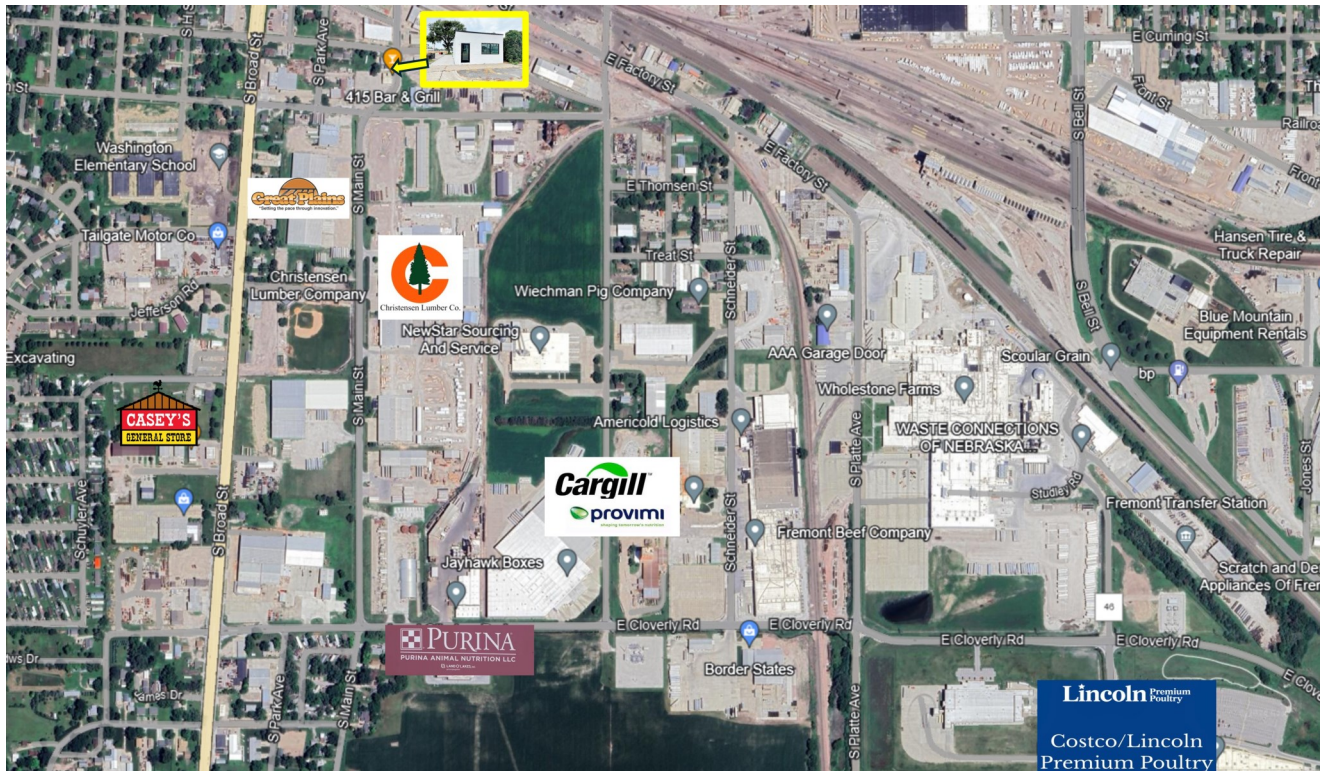
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