

**FOR SALE**

471 N 66TH ST, # 6A & 6B, LINCOLN, NE 68505

LAND | 0.24 ACRES | \$189,500



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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## PROPERTY DESCRIPTION

This unique piece of property in central Lincoln is the perfect spot to build a Barndominium, work, play, live, investment. Dirt work, a survey, and building plans have been completed, making this an easy site to begin construction. Ideal location, offering the perfect blend of residential comfort and workspace convenience.

## PROPERTY HIGHLIGHTS

- Zoned H3, large enough for a 6,000 sq ft building
- Great investment opportunity, with potential for returns on development or rental income
- Versatile usage potential, suitable for various business ventures or creative development projects to attract a diverse range of tenants or buyers

## LOCATION DESCRIPTION

This Lot is just North of 66th and O, near new Gateway Mall. Conveniently located in central Lincoln, roughly a 15 minute drive north, south, east or west.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$189,500
<b>Lot Size:</b>	0.24 Acres

## CONTACT

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**Ammar Abu-Hamda**

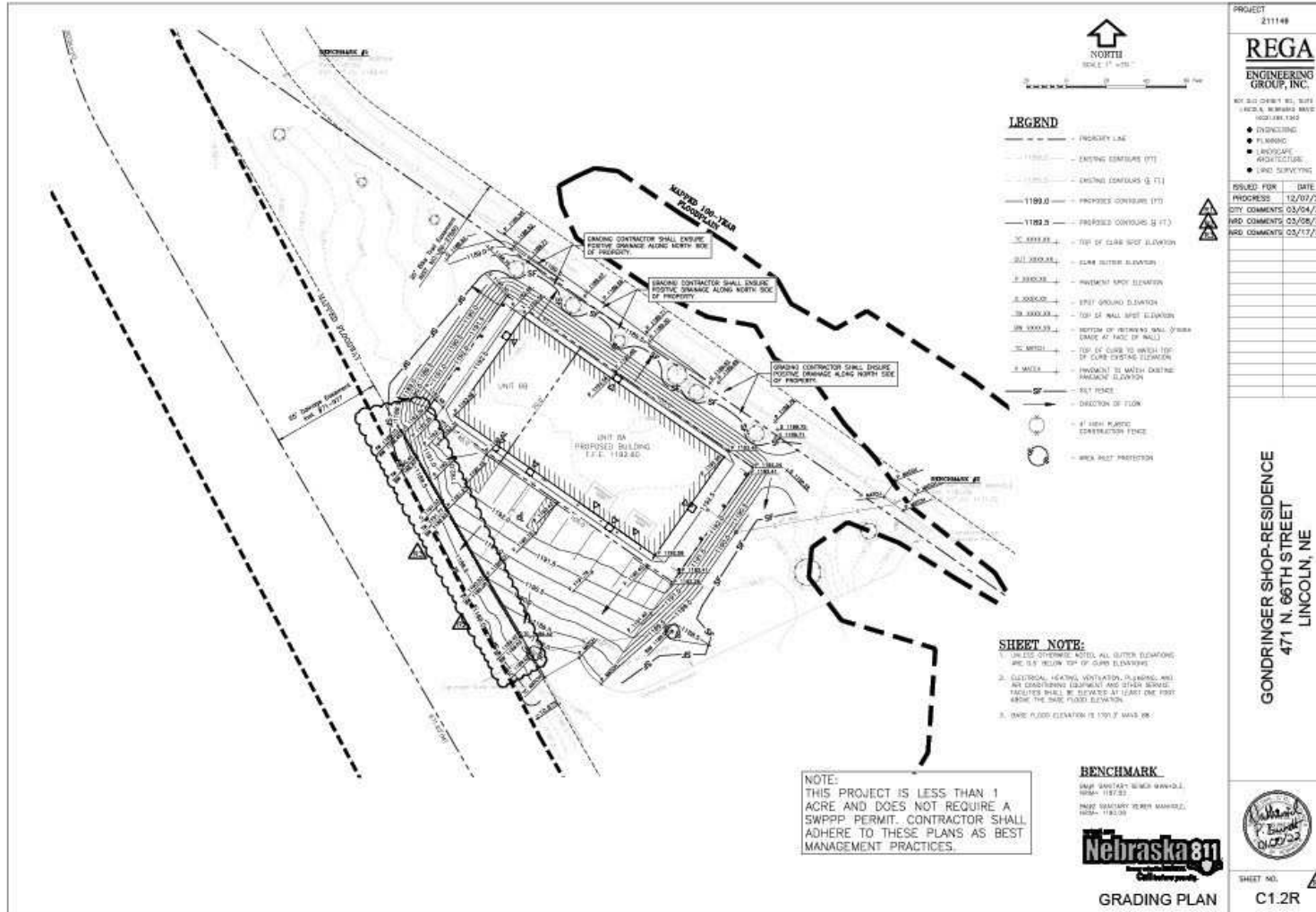
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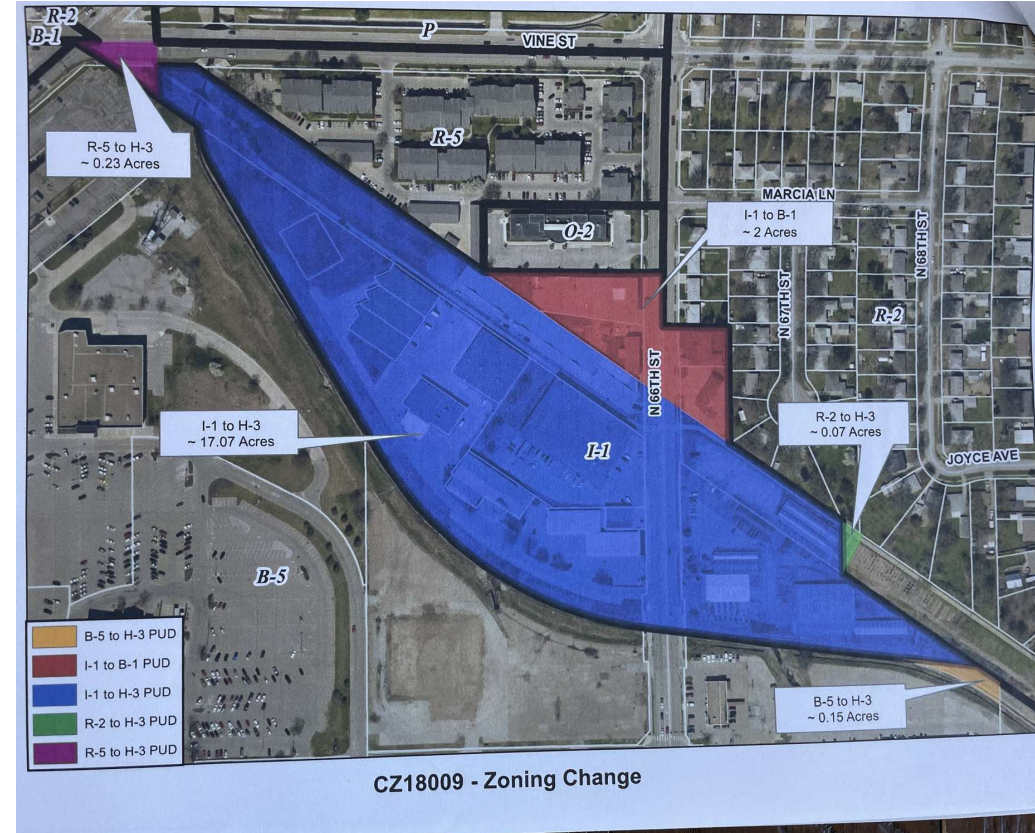
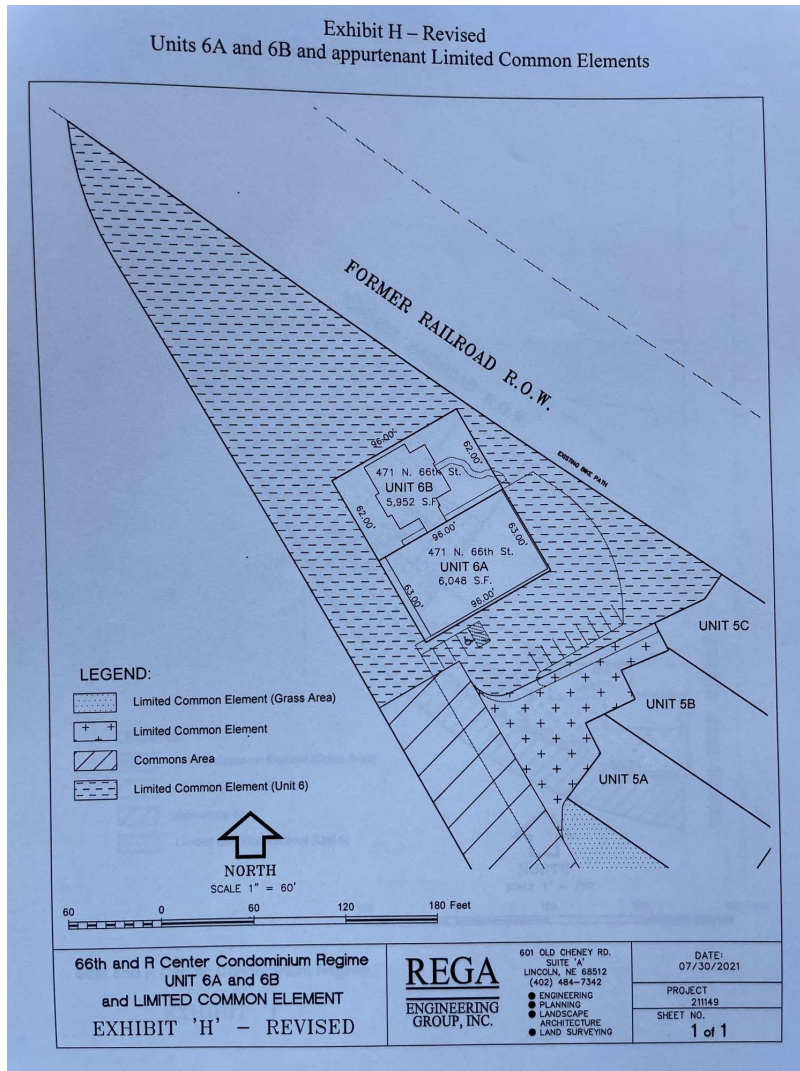
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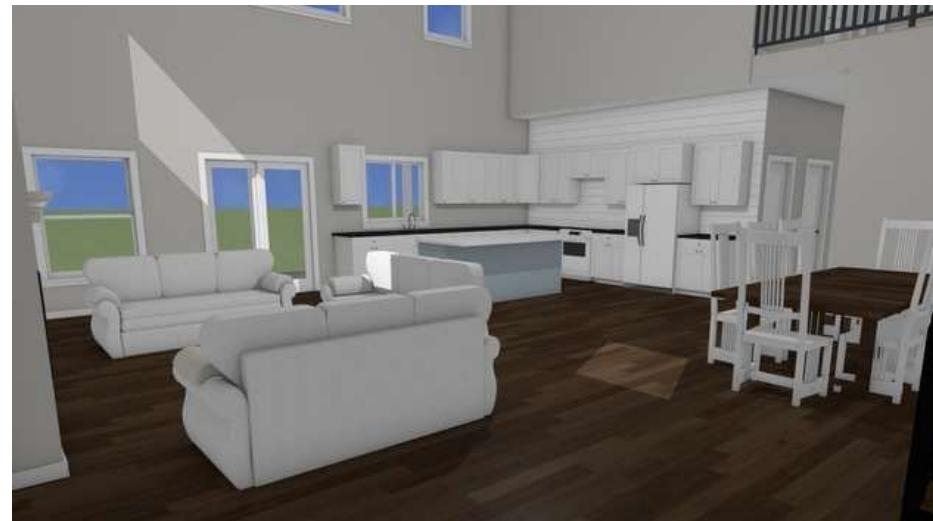
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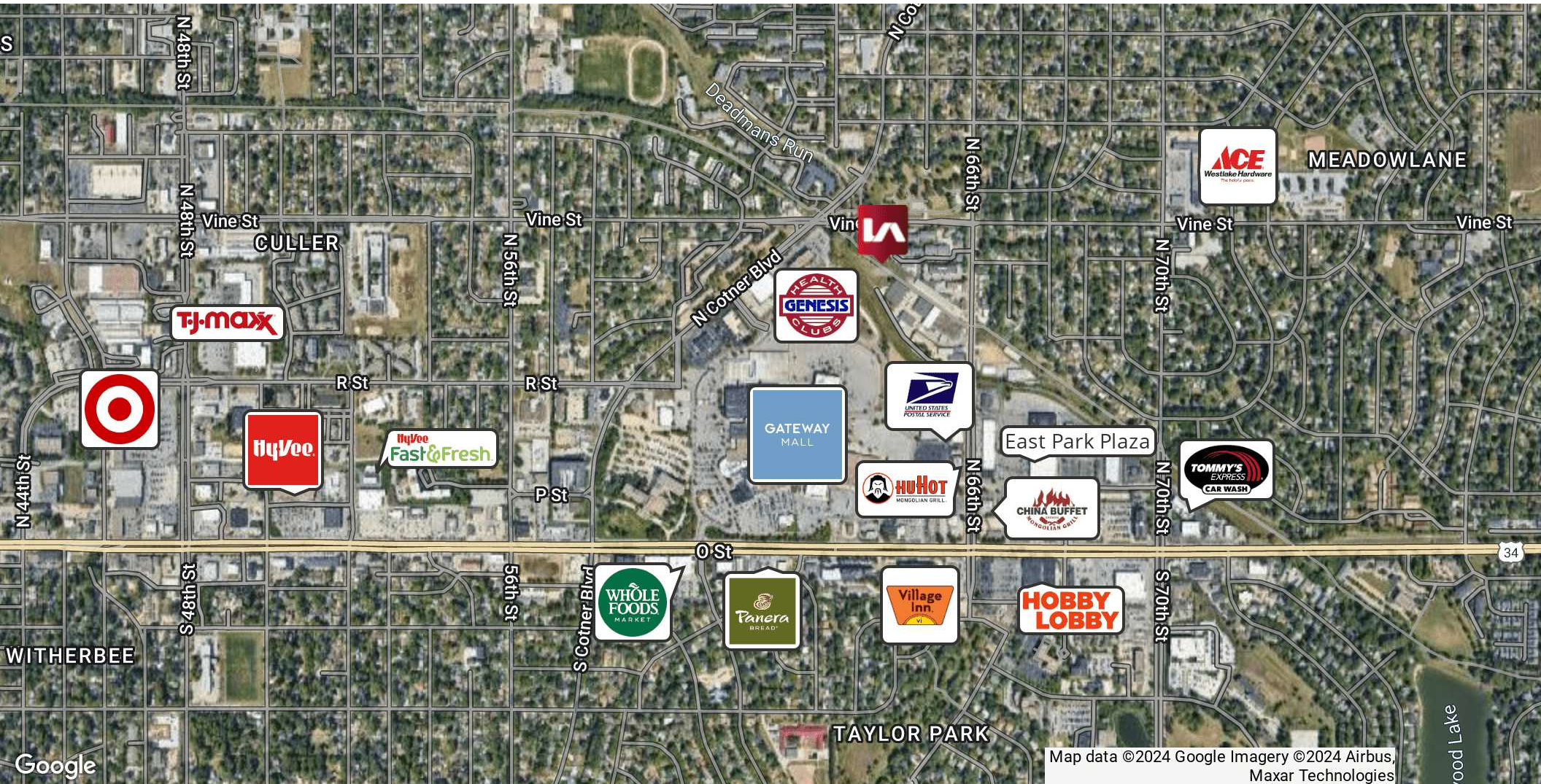
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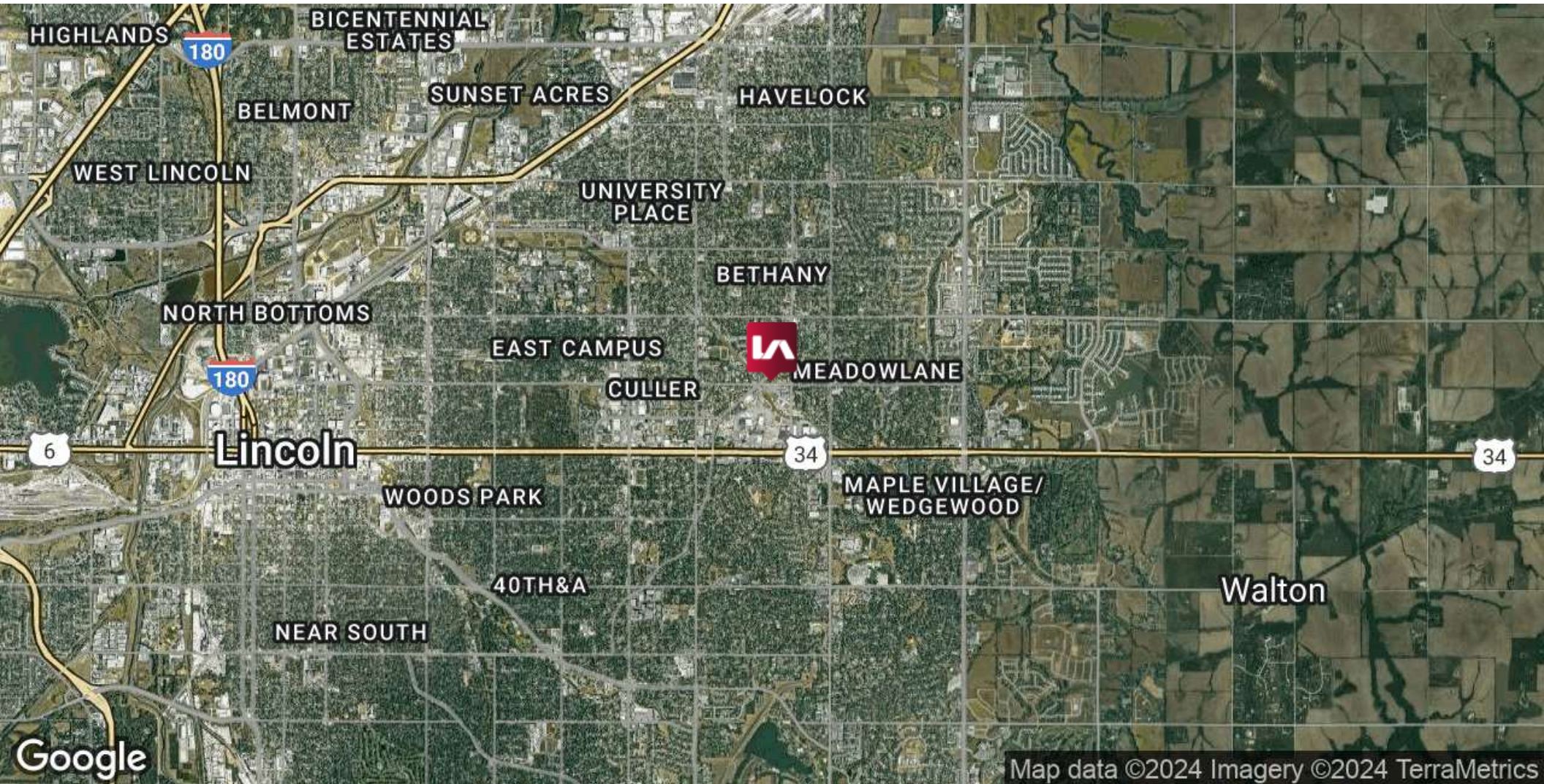
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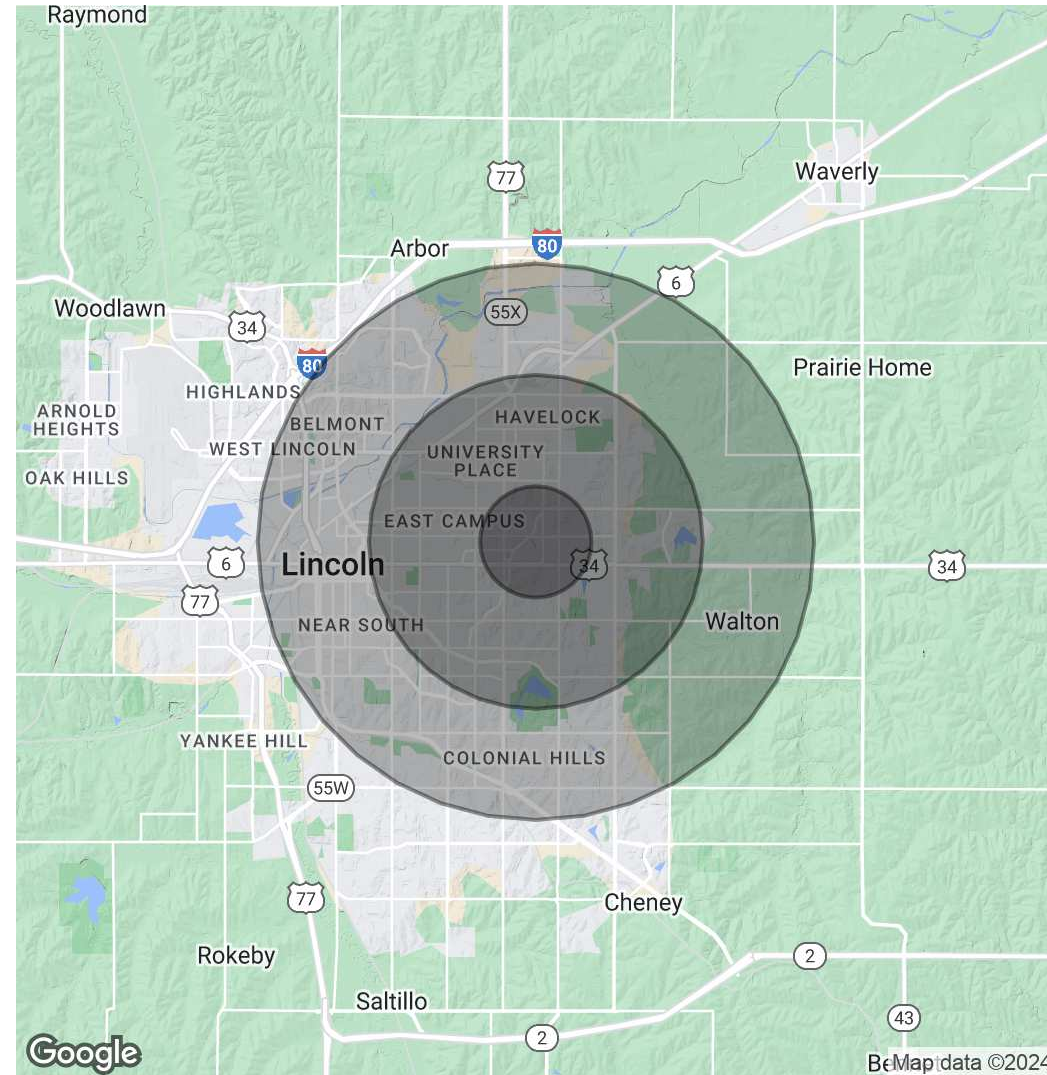
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,591	100,509	209,786
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,546	43,428	87,486
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$80,280	\$82,636	\$85,318
Average House Value	\$224,437	\$249,644	\$267,185

*Demographics data derived from AlphaMap*



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