

Cambridge Court

4107 CENTRAL AVE

KEARNEY, NE 68847



ADAPTIVE REUSE OR
VALUE-ADD OWNER-USER OPPORTUNITY

CBRE

EXECUTIVE SUMMARY

THE OFFERING

CBRE is pleased to exclusively offer the opportunity to purchase 4107 Central Ave, located in Kearney, Nebraska. The property is a well-designed, two-story facility with a centrally located common area, dining area, and kitchen on the first floor. The 25,066-square-foot building sits on approximately ± 3.06 acres.

There are 40 suites in the building, all offering in-suite bathrooms and kitchenettes, ranging from 347 to 453 square feet. The property also features an on-site commercial kitchen, beauty shop, employee break area, and activity area.

Cambridge Court is currently operating as an assisted living facility and is being marketed as a value-add opportunity, with additional conversion potential for inpatient operators seeking a purpose-built facility in the Kearney market.



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

ADDRESS	4107 Central Ave, Kearney, NE 68847
SQUARE FOOTAGE	25,066 GBA
CURRENT USE	Assisted Living
LOT SIZE	3.06 Acres
YEAR BUILT	1989
NUMBER OF FLOOR	2

NUMBER OF UNITS	40
UNIT SIZE	347-453
BATHROOMS	In-suite
ZONING	R-3
ZONING ORDINANCE	CLICK

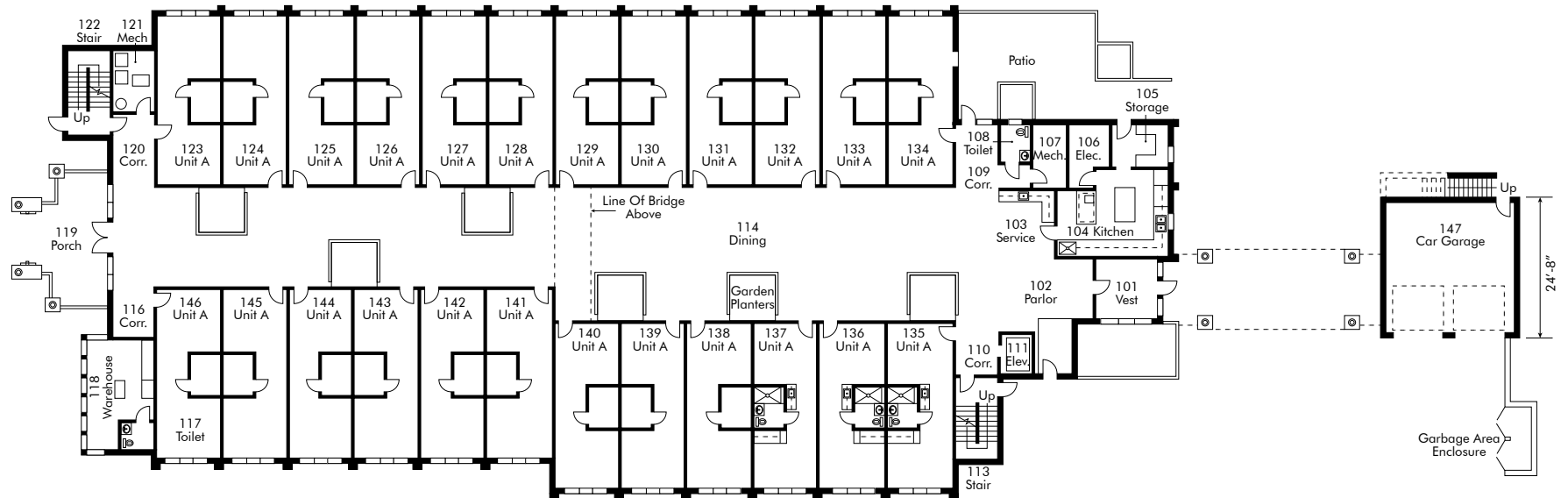
Please contact listing brokers for information regarding current operations



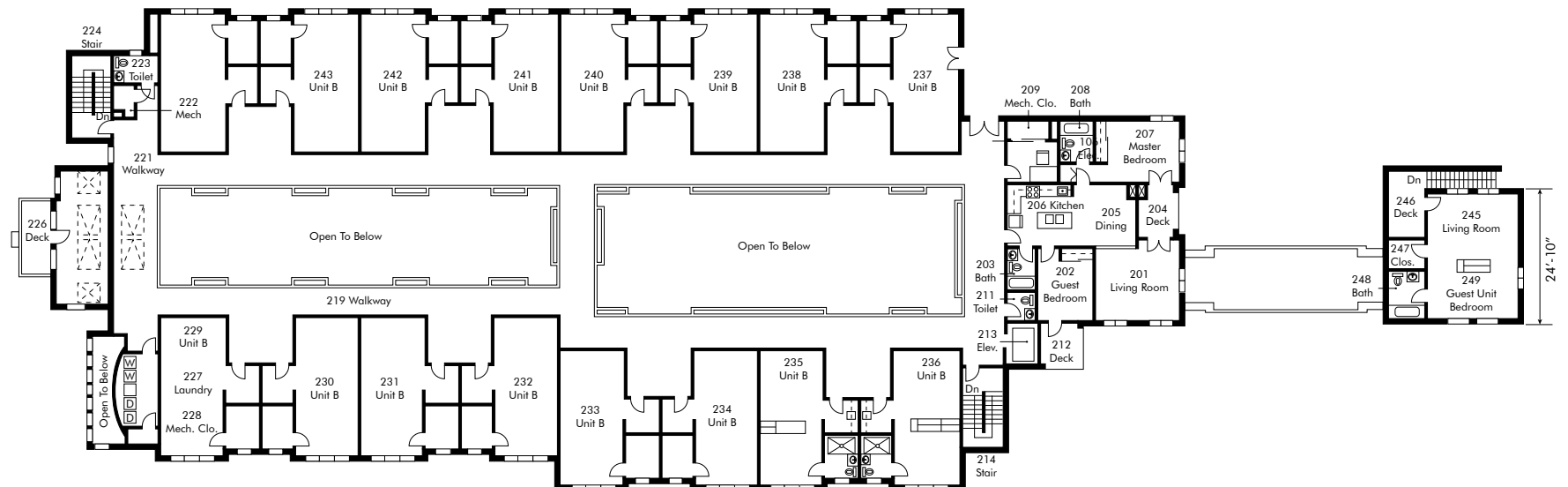


FLOOR PLANS

Floor 1

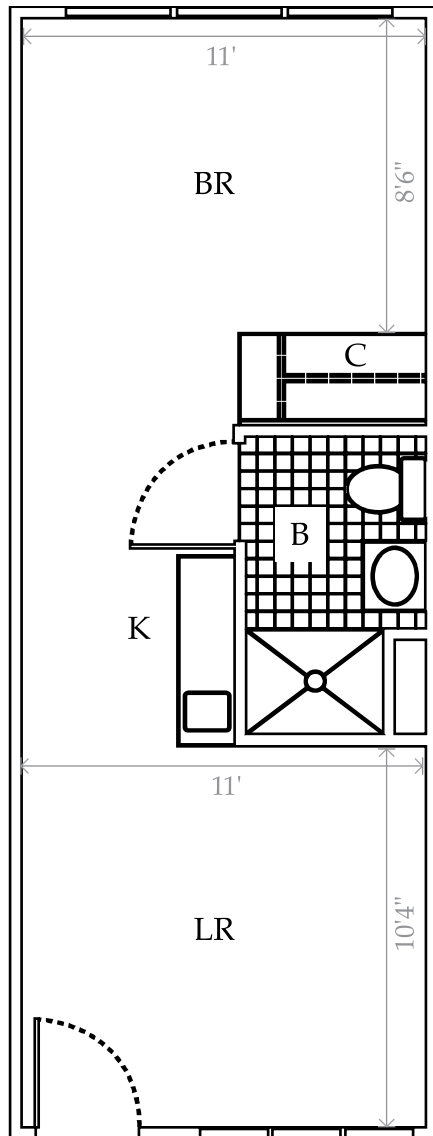


Floor 2

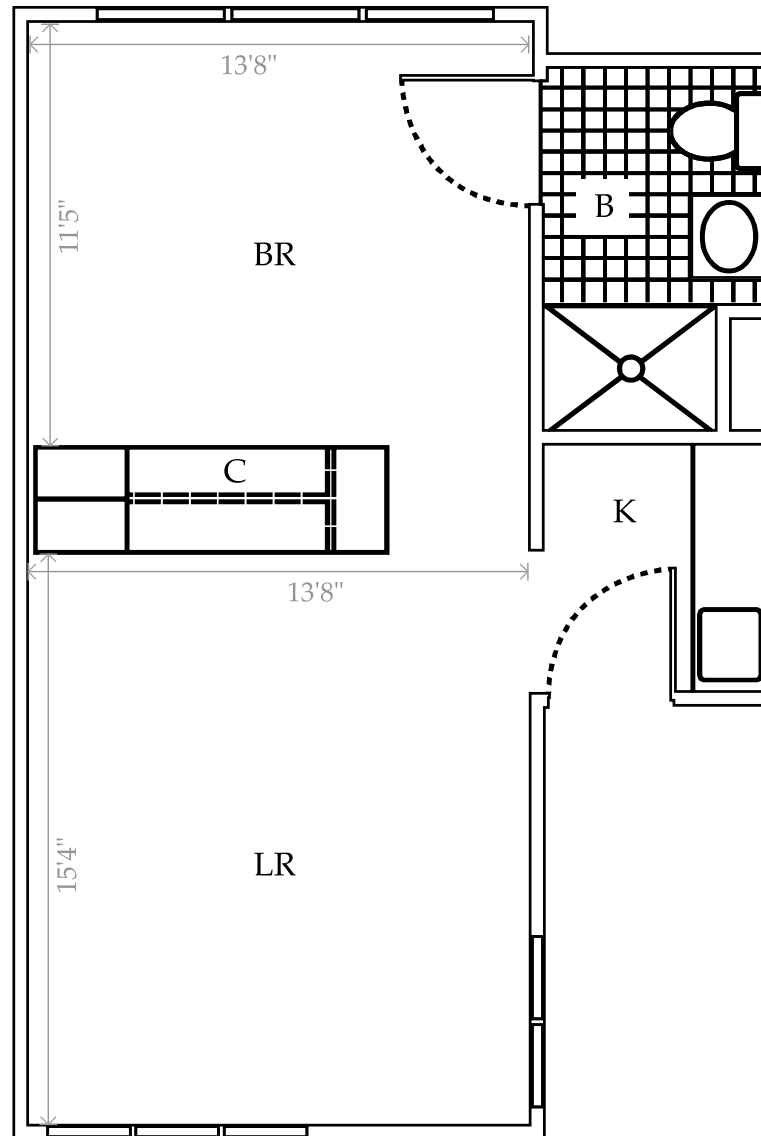


ROOM LAYOUT PLANS

One Bedroom | 347 SF



One Bedroom Deluxe | 453 SF





MARKET OVERVIEW

Kearney, Nebraska, located along the I-80 corridor, offers a stable Midwestern market with strong ties to education, healthcare, and regional commerce. The area surrounding 4107 Central Ave features a mix of retail, medical services, and established residential neighborhoods.

Nearby amenities include shopping, dining, and recreational spaces like Yanney Heritage Park. Kearney is home to the University of Nebraska at Kearney, supporting a steady population and local economy.



COMMUNITY SUMMARY

4107 Central Ave, Kearney, Nebraska, 68847

Drive Time: 30 minutes

54,939	0.36%	2.40	40.7	35.8	\$81,176	\$260,473	\$197,134	23.3%	59.2%	17.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.7%
Services

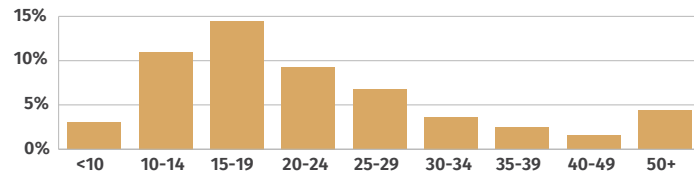


23.0%
Blue Collar

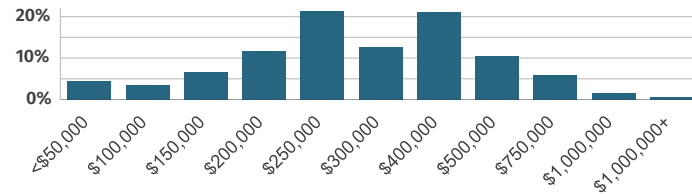


61.3%
White Collar

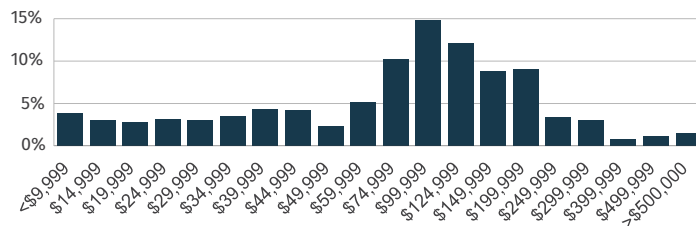
Mortgage as Percent of Salary



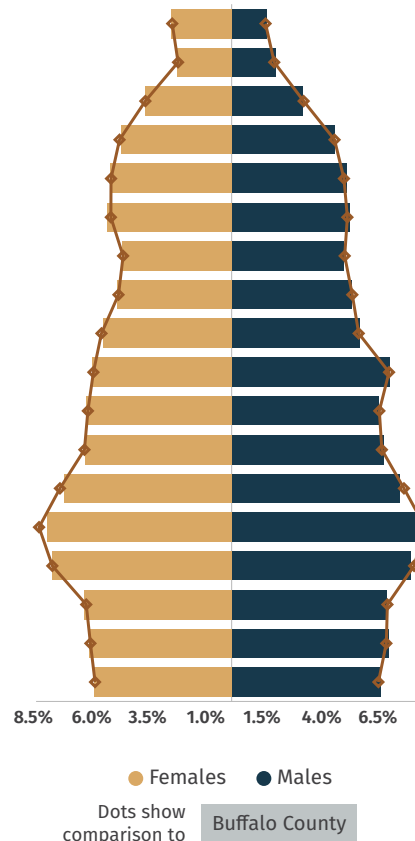
Home Value



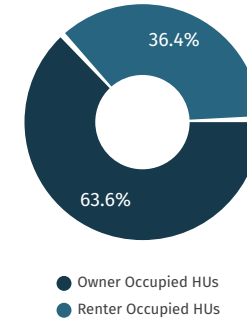
Household Income



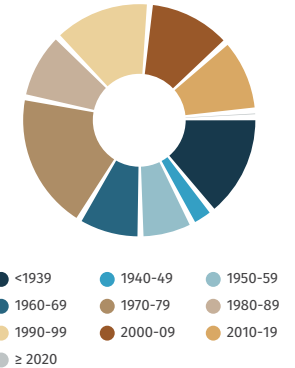
Age Profile: 5 Year Increments



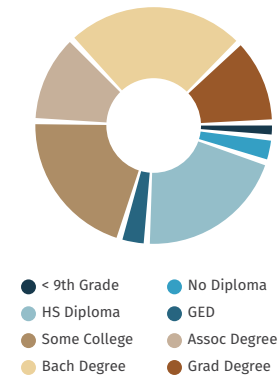
Home Ownership



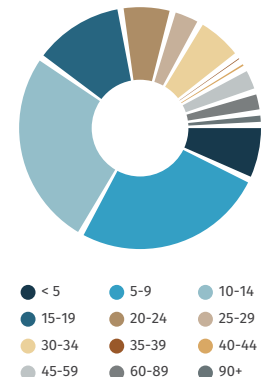
Housing: Year Built



Educational Attainment



Commute Time: Minutes



COMMUNITY SUMMARY

4107 Central Ave, Kearney, Nebraska, 68847

Drive Time: 60 minutes

189,595	0.11%	2.47	60.3	37.6	\$71,900	\$225,342	\$173,854	24.2%	57.2%	18.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.7%
Services

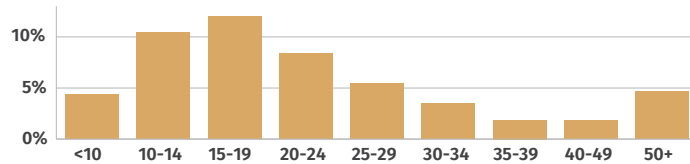


30.5%
Blue Collar

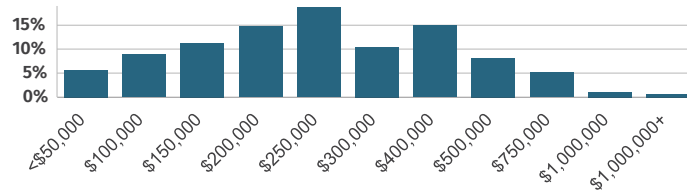


53.8%
White Collar

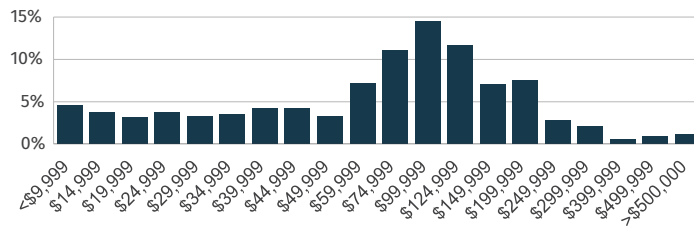
Mortgage as Percent of Salary



Home Value



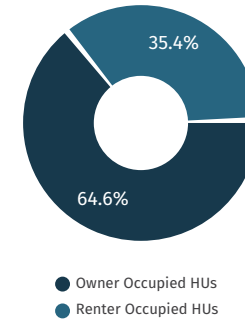
Household Income



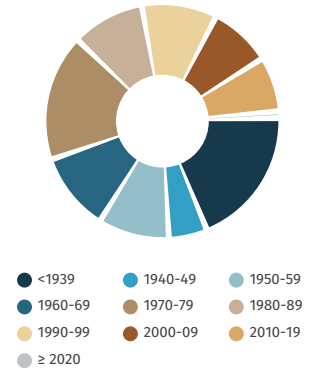
Age Profile: 5 Year Increments



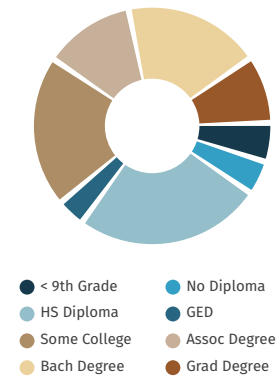
Home Ownership



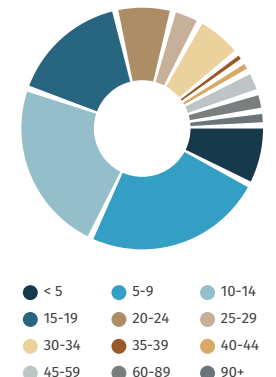
Housing: Year Built



Educational Attainment



Commute Time: Minutes





Cambridge Court

4107 CENTRAL AVE

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CBRE

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