

# MIXED USE TRIPLEX



WITH OFFICE AND SHOP SPACE - GI ZONING

2603 N 45TH STREET, OMAHA, NE 68104



## \$795,000

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## **Mixed Use Multifamily Property with Office and Shop Space Near Benson**

**This completed updated property offers three loft-style residential units (triplex) along with a separate office and outbuilding — ideal for mixed-use flexibility. Since 2019, the entire property has been fully modernized with high-end finishes throughout. 2 fenced outdoor side yards for tenant use and ample off-street parking. Ideal for an owner-user seeking additional rental income or an investor looking for strong cash flow potential. Office space was formerly occupied by a plumbing company.**

### **Highlights:**

- **Three modern loft-style residential units**
- **Dedicated office and separate outbuilding/shop**
- **Fully renovated with premium finishes (2018–present)**
- **Private fenced outdoor areas**
- **Off-street parking**
- **Prime location near Benson**
- **Spiral ductwork**
- **14” ceilings**
- **Surround sound in each unit**
- **Washer and dryers in unit**
- **Extra insulation with drywall bracketing for noise reduction**
- **90% efficient HVAC**
- **Gas and electricity separately metered**
- **Landlord pays for water and waste**
- **Roof EPDM Spring 2018**

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## PROPERTY INFORMATION

**\$795,000**

**YEAR BUILT:** 1918

**YEAR RENOVATED:** 2020

**BUILDING SIZE:** 4,639 SF

**LOT SIZE:** 0.22 Acres

**PARKING:** Generous off-street parking

**Zoning:** GC-General Commercial

## HISTORICAL PROFORMA RENT ROLL

UNIT		UNIT TYPE	UNIT SIZE		MONTHLY RENT	ANNUALIZED
Unit	2601	Office	974	sf	\$3,000	\$36,000
Unit	2601½	2Beds/1¾ Bath	1011	sf	\$1,440	\$17,880
Unit	2603	2Beds / 1Bath	1289	sf	\$1,790	\$21,480
Unit	2603½	2Beds / 1Bath	1302	sf	\$1,690	\$20,280
Outbuilding		Storage	1260	sf		
		<b>TOTAL</b>	<b>5836</b>	<b>sf</b>	<b>\$7,970</b>	<b>\$95,640</b>

## 2025 EXPENSES

Real Estate Taxes	\$3,577	Cleaning	\$1,000
Insurance	\$5,770	Unit Turns	\$3,600
Common Area Maintenance (CAM)	\$761	Driveway	\$2,000
Repairs and Maintenance	\$3,000	Fence Repair	\$1,600

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## OFFICE SPACE

- Washer dryer hookup in basement
- Useable walkout basement with additional 2111 SF ideal for extra storage
- Shop Space: 220amp electrical
- Insulated ceiling





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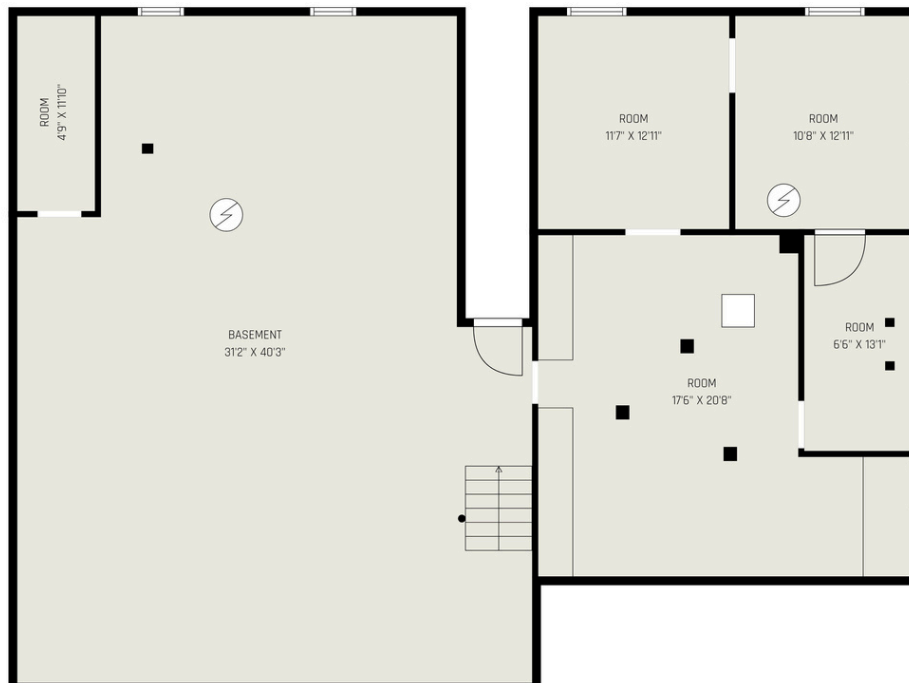
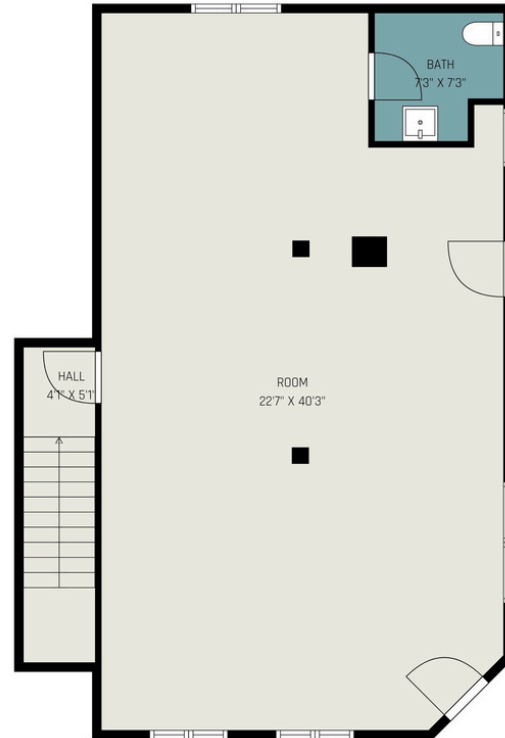
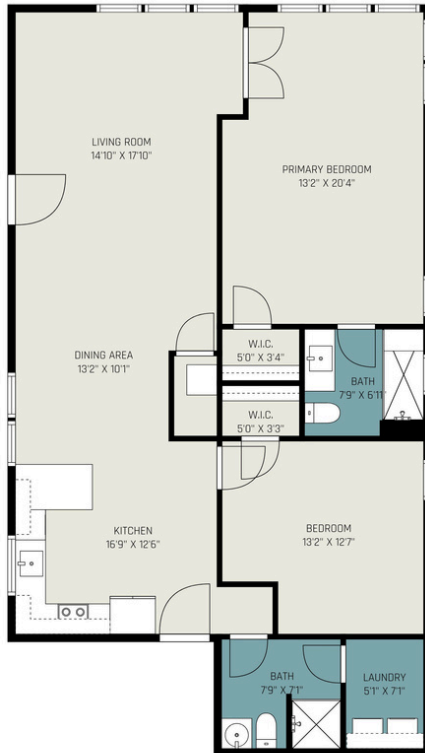
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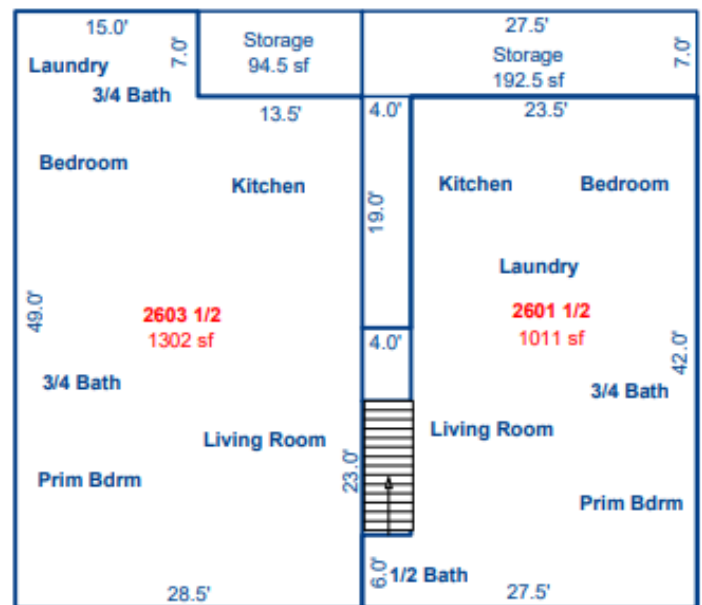
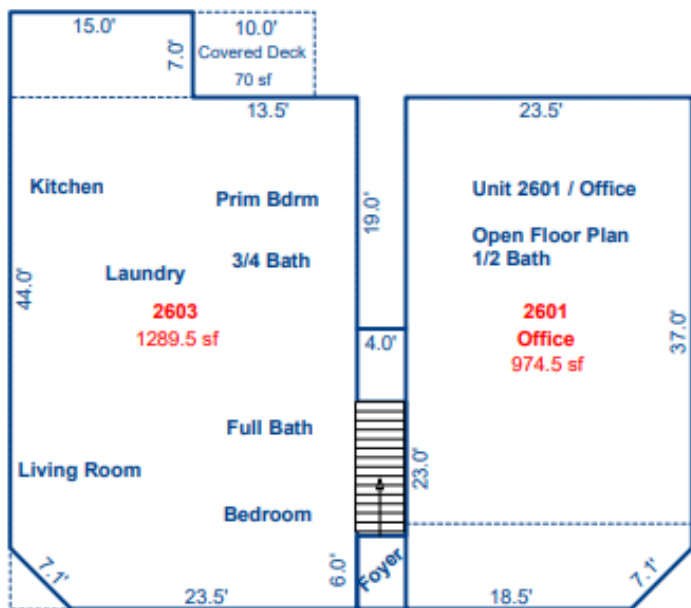
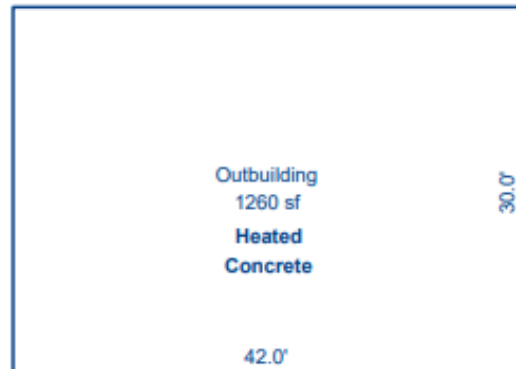
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**2 Story**  
**2603 N 45th St**  
Bsmnt Conc Block  
2111.5 sf



## Unit 2603

Living Room: 20.00 x 13.04 (16.17.33)  
Kitchen: 26.03 x 13.02 (11.16.19.33)  
Gas Range, Ref, Micro, Disp, DW, Wash/Dryer  
Prim Bdrm: 13.02 x 12.01 (16.17.33)  
3/4 Bath  
Bedroom 2: 13.04 x 10.00 (1.16.17)  
Full Bath

## Unit 2603 1/2

Living Room: 22.06 x 13.04 (2.11.16)  
Dining Area: 10.04 x 8.05 (2.11)  
Kitchen: 13.03 x 10.03 (3.19)  
Elec Range, Ref, Micro, Disp, DW, Wash/Dryer  
Prim Bdrm: 20.07 x 13.02 (2.11.16)  
3/4 Bath  
Bedroom 2: 13.05 x 13.01 (2.11)  
3/4 Bath  
Laundry: 7.00 x 5.01 (3)

## Unit 2601 1/2

Living Room: 30.05 x 11.05 (1.16)  
Kitchen: 11.05 x 10.03 (3)  
Elec Range, Ref, Micro, Disp, DW, Wash/Dryer  
Prim Bdrm: 18.02 x 11.02 (1)  
3/4 Bath  
Bedroom 2: 12.10 x 11.06 (1)

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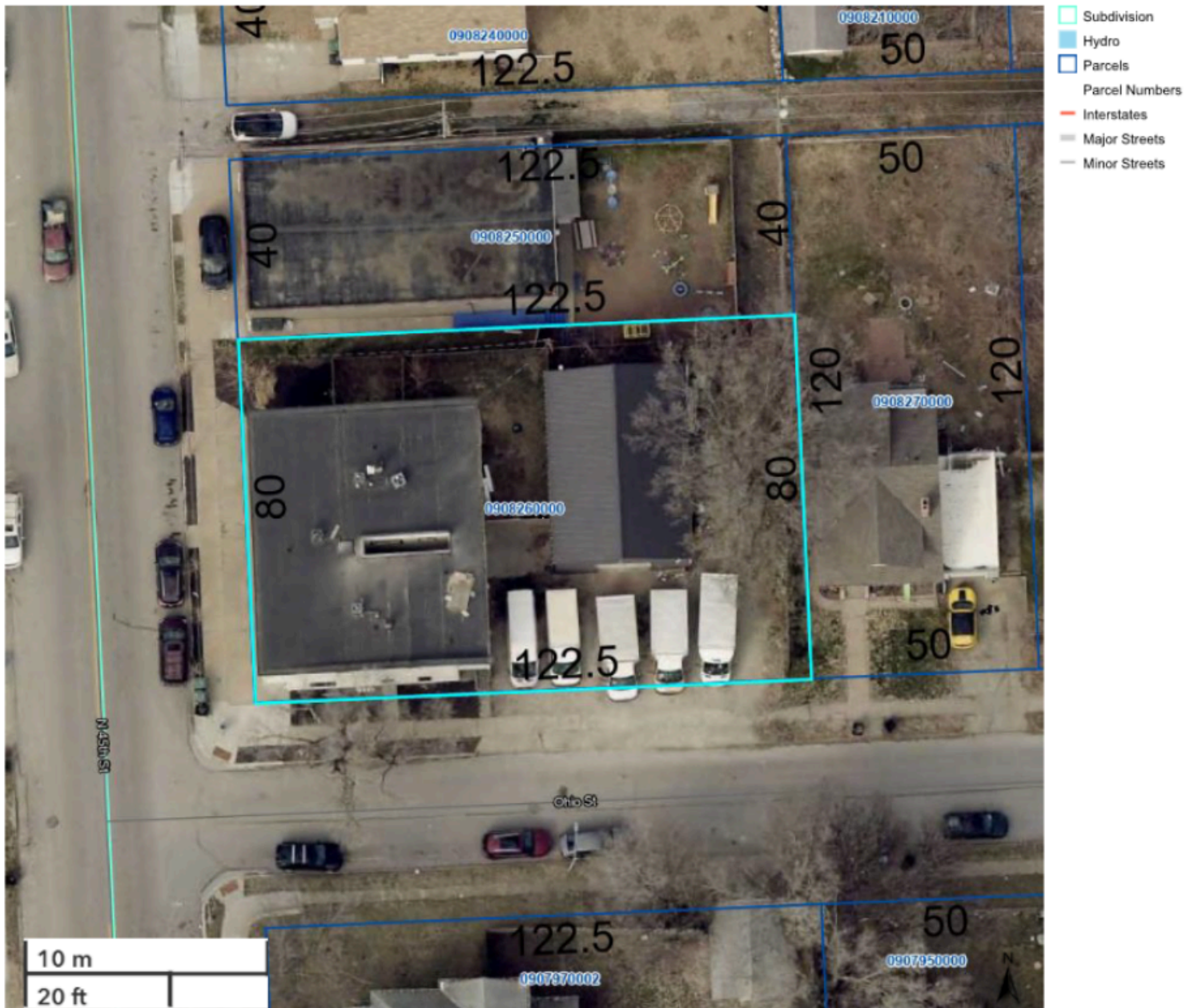




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