



# INDUSTRIAL/RETAIL/RESIDENTIAL PORTFOLIO FOR SALE - INVESTMENT OPPORTUNITY

1234 S 9th Street | 910 + 912 & 916 B Street | \$965,000



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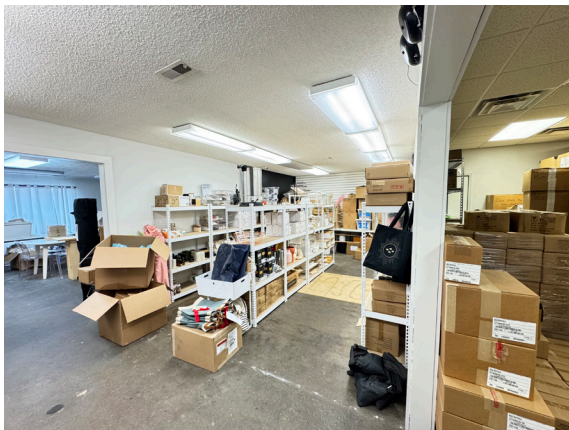
Co-listed with:  
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### 1234 S 9th Street

- 2,000 SF of climate controlled showroom/warehouse
- 2,724 SF of newer industrial & warehouse space fully climate controlled (added in 2010)
- (3) overhead doors ((2) 10' doors and (1) 12' door).
- Fully leased by Long Term Tenant, Wax Buffalo (Lease Exp. 12/2030)
- Approx. Annual Income \$38,520 (with 3% Annual Increases)

This location sits right on 9th Street that is exposed to traffic all day long - a great location for exposure.





### 910 + 912 B Street (Duplex)

- 1 Bed/ 2 Bath Units
- 1,384 SF Combined
- Fully Rented (Month-to-Month)
- Annual Income \$19,200
- Washer/Dryer in both units
- Finished Basement (w/ nonconforming room)
- Central Cooling / Gas Heating
- Covered Porch
- 2025 Annual Taxes \$3,011.90 (Both Properties)

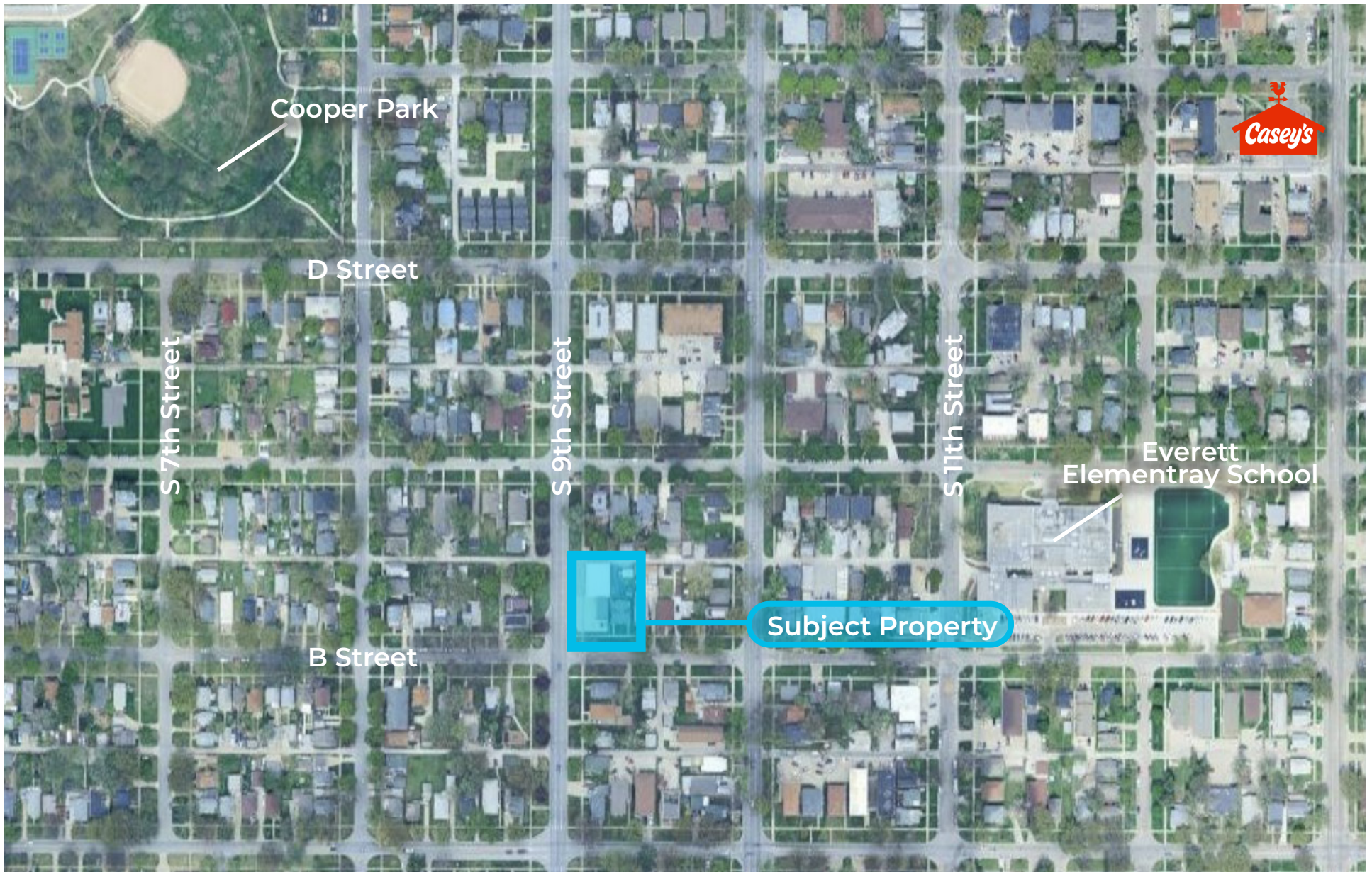


### 916 B Street (Bungalow)

- Studio/ 1 Bath Unit
- 414 SF
- Vacant (Approx. Annual income \$12,000)
- In-Unit Washer/Dryer
- Unfinished Basement (Waterheater & Furnace)
- Gas Heating

### Recent Updates:

- Flooring & Paint & Drywalled Ceiling (2026)
- Shower (2026)
- New Countertops & Painted Cabinets (2026)
- Porch & Windows (2026)
- Used Stainless Steel Appliances (2026)
- AC (Central Cooling) (2025)
- City Ran New Copper Service To House (2025)



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.