



8603 N 30TH STREET | OMAHA, NE
576 - 1,804 SF

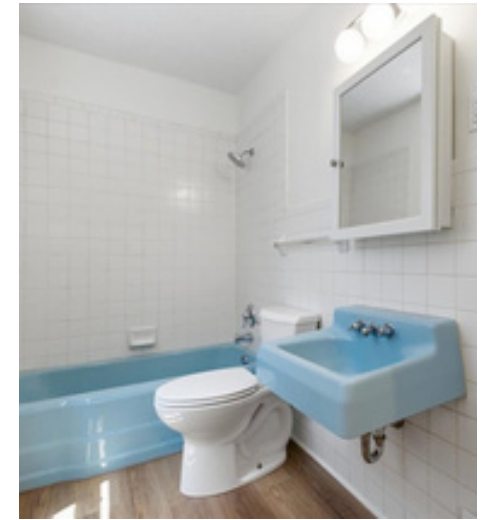
RETAIL | FOR LEASE | FLORENCE



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BUILDING INFORMATION

BUILDING SIZE	1,804 SF
MIN DIVISIBLE	576 SF
MAX CONTIGUOUS	1,804 SF
NUMBER OF FLOORS	2
YEAR BUILT	1917
ZONING	NBD
NUMBER OF ACRES	0.09

PROPERTY DETAILS

RENT	\$950-2,750/month
SF AVAILABLE	576 - 1,804
BUILDING CLASS	Commercial

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

DESCRIPTION

Come be a part of the Florence revival! Historically known as the neighborhood cobbler shop, this two-for-one retail space & commercially zoned house has been spruced up as and is ready for its next chapter. Perfect live/work set up for artists, makers & creatives alike. 1,800 (approx) sqft of finished space plus basement - there is more here than meets the eye! The retail space is a blank slate with high visibility, a half bath & off street parking in front. The house itself features two living rooms, dining room, updated kitchen, three bedrooms & two full baths. Easily divisible for private offices or meeting spaces, or open it up to become the cutest coffee house ever. Great outdoor spaces including front courtyard, private back patio, deck and carport (garage optional). The Cobbler House is big enough for your creative vision! Or find a few friends and create that collective you've been dreaming about. Walking distance to Zesto, Florence Mexican Market, Culver Art Studio, No More Empty Pots, the historic Florence Mill and more.

PROPERTY & LOCATION HIGHLIGHTS

- In the heart of the burgeoning historic Florence district
- Perfect for artist studio, creative business, or small retail shop
- Potential for space sharing
- Gross lease. Tenant pays rent and utilities, no NNN



PHOTOS

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