

1218 K St Aurora, NE



Single-Tenant Commercial Investment Opportunity

Fitness Tenant in Place | Lease Through 2028 | Income + Future Rent Upside

1218 K Street offers an income-producing commercial property in Aurora, Nebraska, with an established fitness tenant in place. The property consists of approximately 4,797 square feet on an 8,184 square foot commercial lot and is currently occupied by Tri-Fit under a lease running through July 31, 2028.

The tenant pays \$2,400 per month, or \$28,800 annually, equating to approximately \$6.00/SF based on the assessor-reported building size. Current rental rates provide potential upside through future lease renegotiation, renewal adjustments, or repositioning at the end of the existing term.

This property offers practical small-market investment fundamentals with existing cash flow, visible street frontage, on-site parking, and a flexible commercial building layout.

\$299,000 ASKING PRICE

INVESTMENT HIGHLIGHTS

- 4,797 SF commercial building
- 8,184 SF commercial lot
- Established fitness tenant in place
- Lease through July 31, 2028
- \$28,800 annual rent
- Approx. \$6.00/SF annual rent
- Commercial zoning
- On-site parking
- Visible street frontage
- Future rent upside



AMY BROWN
Commercial Advisor
308-631-4072
amy.brown@expcommercial.com