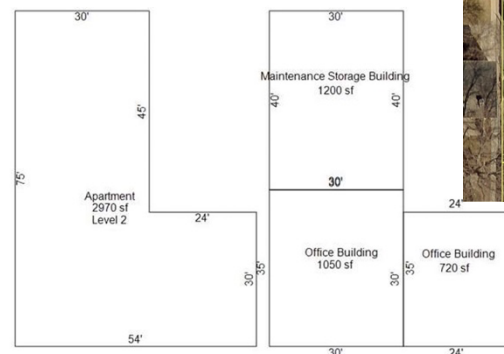


FOR SALE: *Mixed-Use, Owner-User Opportunity* Commercial/Multi-Family/Storage

3615 N 44th St.
Lincoln, NE 68504



PROPERTY DESCRIPTION

Fully leased efficiency units. Showroom/office. 2 storage areas with overhead doors. Easy drive in.

LOCATION DESCRIPTION

Quick access to Cornhusker Hwy and I-80. 5 minutes from Nebraska Wesleyan, close to UNL & East Campus.

PROPERTY HIGHLIGHTS

- **2970 sf** vacant ground floor commercial, **2970 sf** residential, **1125 sf** detached garage
- Apartment lease income to significantly offset operating expenses
- Professionally managed
- Front door customer parking.

OFFERING SUMMARY

Price: ***PRICE REDUCED: \$695,000*** ~~\$795,000~~

Size: 5,940 Square Feet (plus garage)

Zoning: H-3 Highway Commercial

Type: Multi-use

Excellent opportunity for an owner-user or apartment owner needing storage, retail or offices...with income from five apartments.

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