



1619-1623 9th St Aurora, NE
\$550,000

Multi-Building Investment Opportunity

~8% Cap | 4 Tenants | Stable Income + Upside

This multi-building commercial property offers the opportunity to acquire an income-producing asset with four established tenants across three buildings in Aurora, Nebraska.

The property features a diversified tenant mix, including a long-term healthcare tenant, professional services, and retail use, providing stable income with upside through future rent growth in a smaller market where well-positioned multi-tenant assets remain in demand..

Ownership has completed key improvements, including HVAC systems, suite build-outs, and site work, reducing near-term capital requirements for a new owner.

INVESTMENT HIGHLIGHTS

- Three (3) separate buildings
- Four (4) in-place tenants
- Long-term healthcare tenant
- Recent improvements completed
- Large concrete parking lot
- Flexible multi-tenant layout
- Opportunity for rent growth
- Highway 34 location

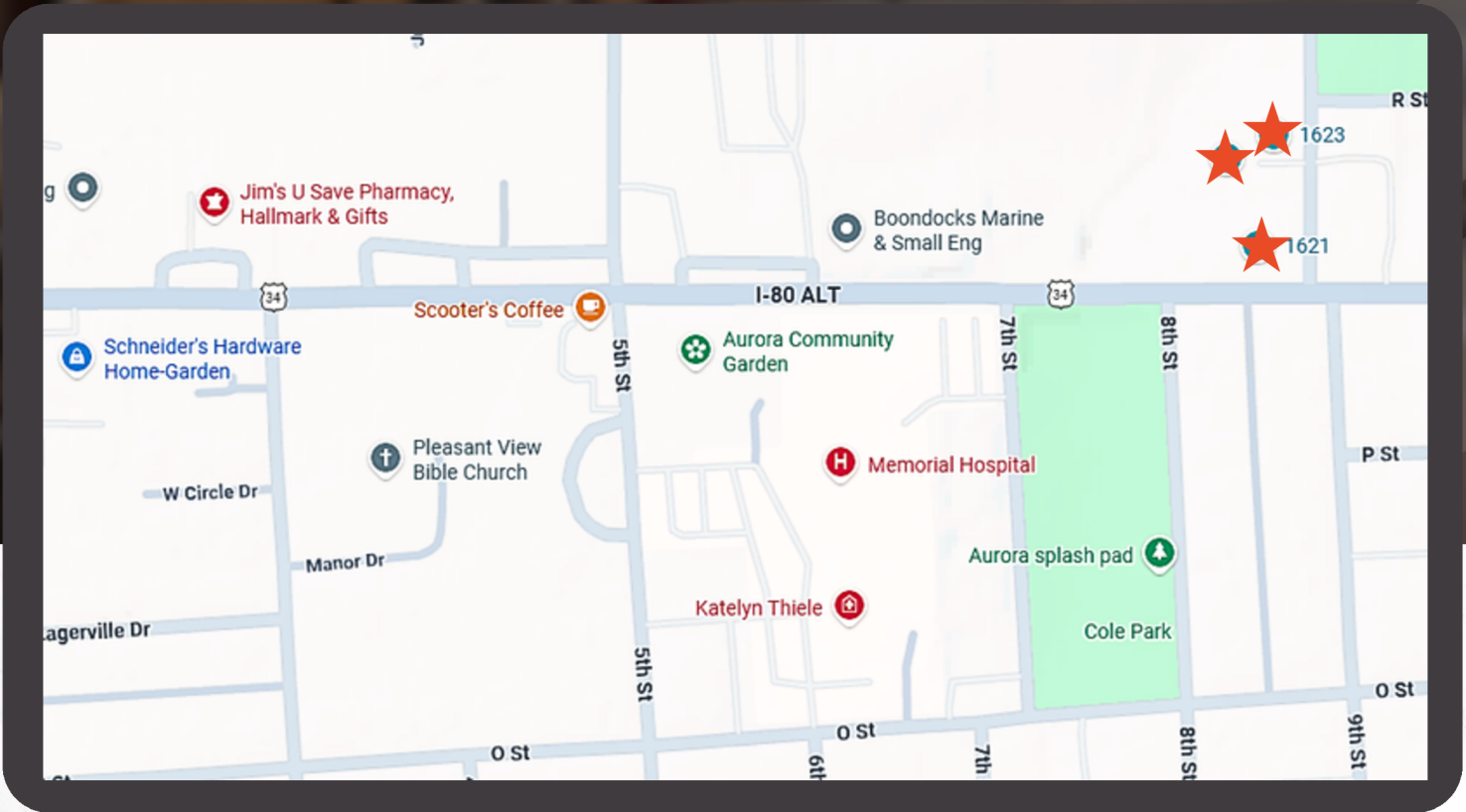


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Property & Location Summary



Multi-Building Investment Opportunity | 4 Tenants | Aurora, NE



Total Square Footage

6900 SF

Property Type

Multi-Tenant

Multi-Building Commercial Property

Tenant Overview

4 Tenants

Diversified Tenant Mix

Long-Term Healthcare Anchor Tenant

Location Highlights

Located Along Highway 34 Corridor

Near Downtown Aurora Business District

Strong Local Visibility & Access