BERKSHIRE HATHAWAY HOMESERVICES | AMBASSADOR REAL ESTATE

COMMERCIAL DIVISION℠

Retail/ Mixed Use
Creative Faucet Retail - Benson
FOR SALE

Retail/ Mixed Use Space
6016 Maple St
Omaha, NE 68104

Property Highlights

- $490,000
- 2,236 SF + Basement
- 2 - ADA Bathrooms
- Updated wiring & plumbing
- 2 Designated parking stalls

Property Description

Built in 1937, at the height of the Street Car industry in Benson, this building eventually became a Drug Store, through the 1950's & into the 1960's, complete with a Soda Fountain against the W wall of the building! After several years as a Bar/Tavern, it was acquired by the current family ownership in 1980 and served many years as their 'display/sales' floor for the burgeoning plumbing business. Most recently, it has been rented out to retail store operators. As the owner prepares to retire at his tender age, they have decided to 'release' this wonderful building to the Entrepreneurs currently re-fashioning Benson as a destination entertainment center & diverse cuisine with great 'walkability' (walkability score 69).

Offering Summary

Available SF:	2,236 SF
Sale Price	$490,000
Year Built	1937
Lot Size	3,200 SF
Zoning	NBD
Traffic Count	18,118

Listed By:
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PROPERTY DETAILS
For Sale: $490,000

6016 Maple St
Omaha, NE 68104

Property Details

Property Type	Retail/ Mixed Use
Zoning	NBD
Lot Size	3,200 SF
Traffic Count	18,118
Cross Streets	N 60th St & Maple St
Property Taxes	$1,734 Estimated

Location Information

Building Name	Creative Faucet Retail - Benson
Street Address	6016 Maple St
City, State, Zip	Omaha NE 68104
County/Township	Douglas

Parking & Transportation

Parking Type	Surface— Concrete Pad
Parking Spaces	2

Building Information

Building Size	2,236 SF
Building Class	C
Number of Floors	1
Year Built	1937
Electric	Dully updated, 3-Phase
Plumbing	Fully updated
Basement	Roughed in for bath-room, kitchen, & office space!

Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	2 - ADA

Demographics

Proximity:	**1 Mile**	**3 Miles**	**5 Miles**
Total Population:	19,501	130,989	280,177
Households	7,897	54,084	116,630
HH Income	$81,303	$71,128	$74,495

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BUILDING/ Benson Opportunities

For Sale: $490,000

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The Benson retail district is experiencing a strong resurgence, quickly re-establishing itself as one of Omaha's favorite hangout destinations for entertainment & diverse cuisine. With increasing foot traffic, new investment, and a growing mix of creative shops and eateries, the area has become a hotspot for both locals and visitors. This momentum creates excellent opportunities for experiential and community-focused businesses — such as painting or pottery studios, cooking classes, boutique coffee cafés, and other hands-on retail concepts — all of which would thrive alongside the already successful neighboring businesses. Benson's renewed energy makes it an ideal place for fresh ideas to flourish.

6016 Maple Street: Key Historical Context

- **Benson's Origins: The Benson neighborhood, where this address is located, was platted in 1887 by Erastus Benson and later annexed by the city of Omaha in 1917.**
- **Commercial Development: The commercial core of Benson, including Maple Street, thrived as a streetcar terminal point from the late 19th century until the mid-20th century.**
- **Architectural Significance: The area features buildings from the late 1800s to the mid-1950s, reflecting styles from Queen Anne to Moderne, and 6016 Maple Street is part of this established commercial landscape.**

Historic Designation: The Benson Commercial Historic District was added to the National Register of Historic Places in 2020, further cementing the historical importance of the area.

ZONING: NBD – Neighborhood Business District

Sec. 55-381. - NBD neighborhood business district.

Sec. 55-382. - Purpose.

The NBD neighborhood business district is designed for established local business districts in the city. These districts were the commercial cores of towns that the city eventually annexed or developed along or at the intersections of public transportation routes. The NBD district accommodates the physical features of these commercial areas which are different from newly developing commercial districts. Uses are permitted in the NBD district which preserve the scale and integrity of such districts. In addition, mixed uses are encouraged in such districts.

Permitted uses: A wide variety of *Residential, Civic, Office, and Commercial* uses are permitted, including such *Commercial* uses as **Business support services, *Business or trade school, *Cocktail lounge, *Communications services, *Consumer convenience services, *Consumer repair services, *Food sales (limited) & (general), *Funeral services, *General retail sales, *Indoor entertainment,*Liquor sales, *Pawnshop services, *Personal improvement services, *Personal services, *Pet services, *Research services, *Restaurant (limited) & (general), *Veterinary services.* SEE DEFINITIONS section of the Code.

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PLOT AERIAL

For Sale: $490,000

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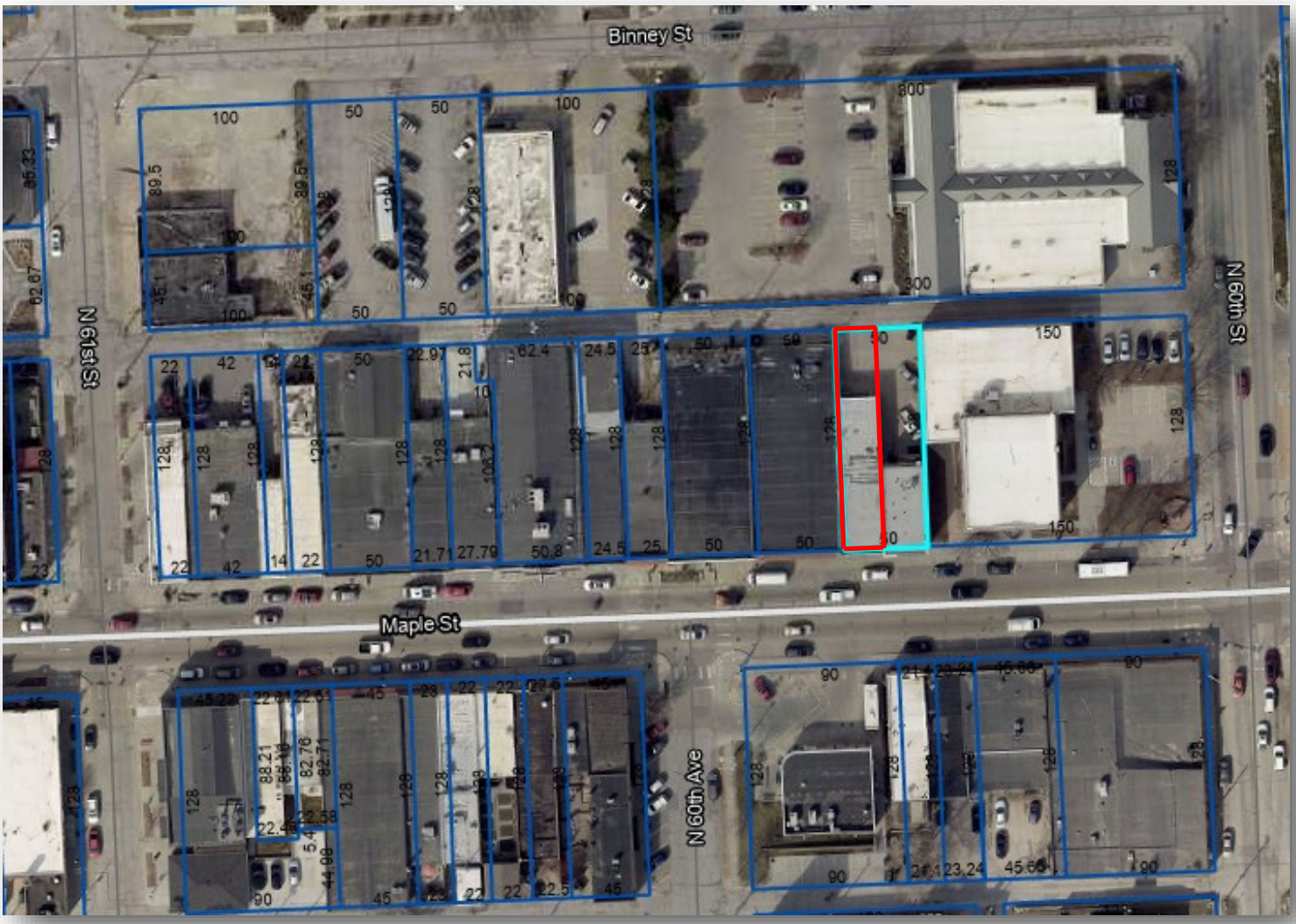

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MAP AERIAL

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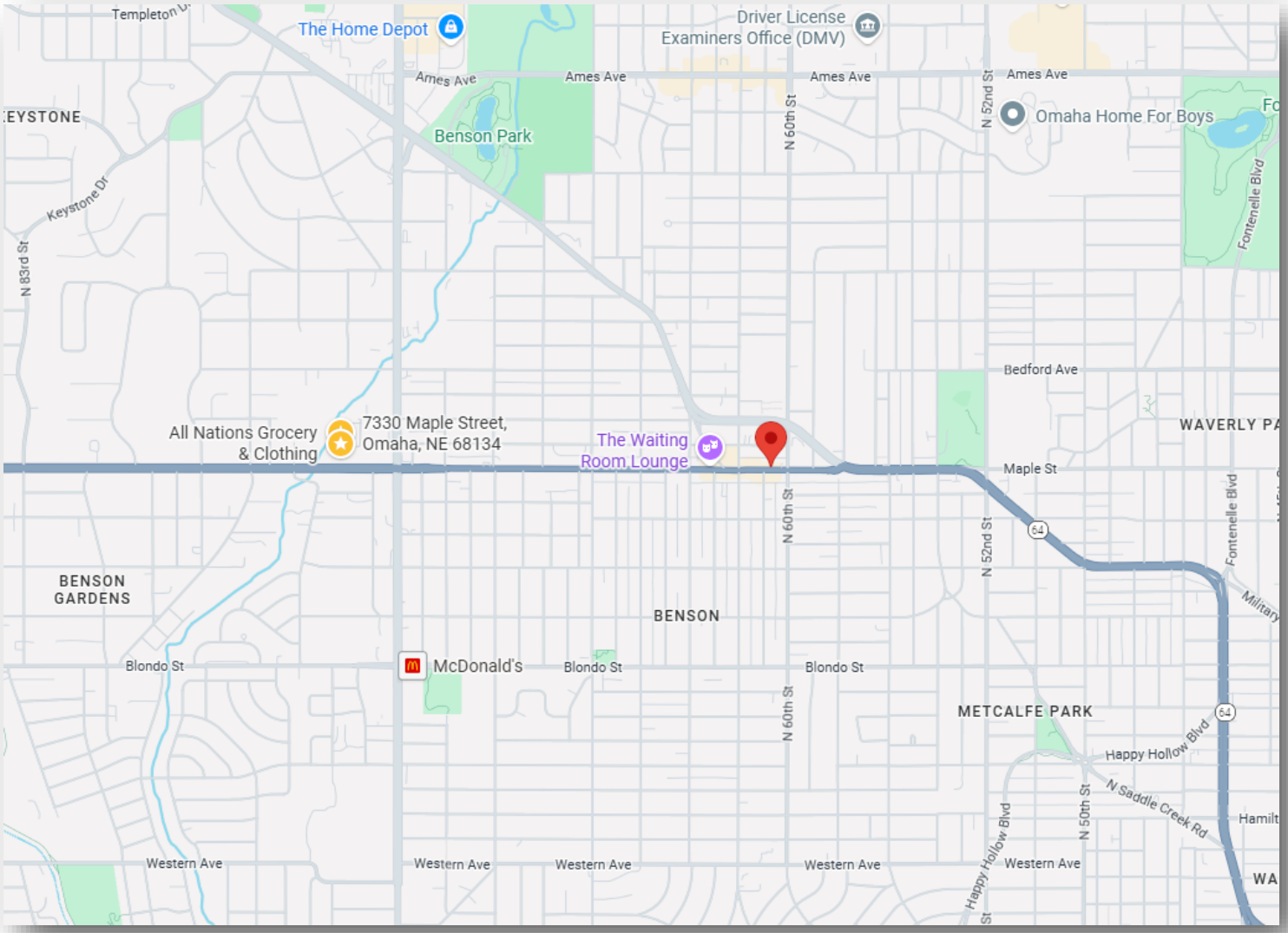

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PHOTOS

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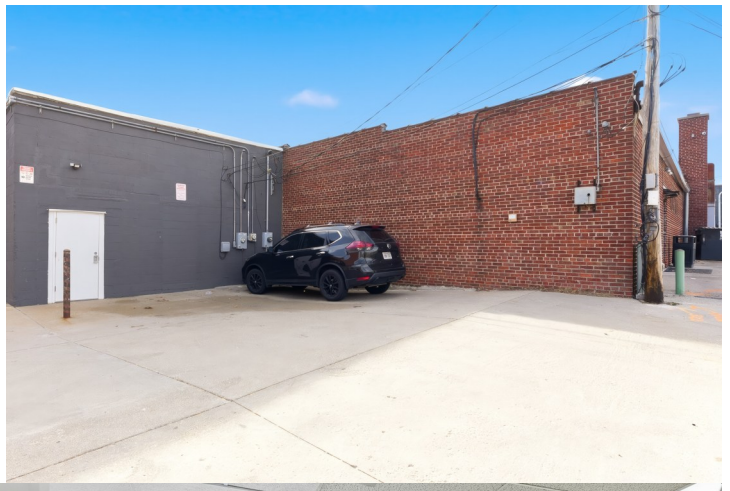

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