

DEAL SUMMARY

Starbucks Retail Building

7207 Military Ave
Omaha, Nebraska



Property

Type Retail
Size 2,403 SF
Year Built 2020
Units 1
Location Keystone

Result

Price \$2,450,000
Price/SF \$1,019.60
Sale Date October 22, 2021

Deal Points

- A family estate, made up of about six family members, sold farm land
- They wanted to 1031 Exchange into a hands-off investment in Omaha
- A local real estate attorney referred the deal to Spencer
- The listing broker did a great job communicating

Challenges

- Multiple offers were written and nearly the entire 45 day window for the 1031 Exchange was used to find the property
- Normally it takes about 20-25 days to receive the estoppel certificate from Starbucks. In this case, it took nearly double that time. Because of this, multiple amendments were created to extend due diligence.

Spencer Goldenberg

Broker

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