

DEAL SUMMARY:

25th & Leavenworth Street

2509 Leavenworth Street
Omaha, Nebraska 68105



Property

Type Industrial/Retail Building
SF 16,578 SF
Floors Two
Year Built..... 1957

Result

Price \$590,000
Price/SF \$35.58
Sale Date June 15, 2022

Deal Points

- Improving area and located on Leavenworth Street
- Top floor was demoed
- New roof, gutters and downspouts installed
- Two tenants occupied the lower lever
- Upper level was available for an owner-user type buyer

Challenges

- Property went under contract three times prior to selling
- Top floor didn't have restrooms, HVAC or plumbing
- Property needs a new store front
- Lack of parking deterred many buyers
- First time buyer's bank sold prior to closing creating some lending hurdles to get over

John Heine, JD, CCIM

Broker

O: 402.702.2706

C: 402.630.9919

John@Oak-IRE.com

Dani Berke, MBA

Broker

O: 402.702.2711

C: 605.759.4993

dani@Oak-IRE.com

Oak INVESTMENT
REAL ESTATE

402.702.2710 | Oak-IRE.com