

DEAL SUMMARY:

# Daily Record Building

3323 Leavenworth Street  
Omaha, Nebraska 68105



## Property

Type ..... Office Building  
Size ..... 10,500 SF  
Year Built ..... 1915  
Location ..... Midtown

## Result

Price ..... \$925,000  
Price/SF ..... \$88.10 PSF  
Sale Date ..... October 7, 2022

## Deal Points

- Off-market transaction
- Two, month-to-month tenants occupied building at time of closing
- Both buyer and seller completed a 1031 exchange
- Insurance claim assigned to buyer

## Challenges

- Seller needed to close quickly
- Buyer waived financing and kept inspections to a minimum

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