

DEAL SUMMARY:

# Jane's Health Market

6103 Maple Street  
Omaha, Nebraska 68104



## Property

Type ..... Retail  
Size ..... 4,996 SF  
Year Built ..... 1915  
Location ..... Benson

## Result

Price ..... \$900,000  
Price/SF ..... \$180.14  
Sale Date ..... April 13, 2022

## Deal Points

- Property was once home to Jane's Health Market.
- Building sits on the hard corner of 61st and Maple Streets. One of the best corners in the Benson Entertainment District.
- Seller planned to redevelop property to coworking space but the COVID pandemic changed demand and direction.
- The buyer has multiple properties and concepts in Benson and Urban Omaha.
- Oak represented both sides of the transaction. Colleen Mason represented the Buyer, while Spencer Goldenberg and Dani Berke represented the Seller.

## Challenges

- Multiple owner occupiers couldn't get financing to acquire the property and rehab the space.
- Property was under contract twice. The first deal fell out of contract due to construction cost.
- Coordinating with the tenant who occupied small bay in corner of the building.
- Building code violation for broken window slightly delayed closing.

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