

CASE STUDY:

# Dundee Office Building

661 N 50th Street  
Omaha, Nebraska



## Property

Type ..... Office  
Size ..... 3,080 SF  
Year Built ..... 1939  
Location ..... Dundee

## Result

Price ..... \$522,500  
Price/SF ..... \$169.64  
Sale Date ..... April 8, 2022

## Deal Points

- Iconic building in the heart of the Dundee Business District
- Lower level was occupied by month-to-month tenant at closing
- Minimal small office buildings on the market
- Oak Investment Real Estate, LLC represented both the seller and buyer
- Buyer is an owner user

## Challenges

- Unique building design and floor plan
- Buyer had specific layout, location and parking requirements

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