



FOR SALE OR LEASE



**8810-8820
BLONDO STREET**

Omaha, NE 68134

PROPERTY HIGHLIGHTS

Stand alone building currently being used as a karate studio that would be perfect for gym-type users, for sale or lease. Property also includes a 1,200 SF house adjacent to the gym. Location allows quick and easy access to Blondo Street with ample parking for customers.

Contact agents for more information.

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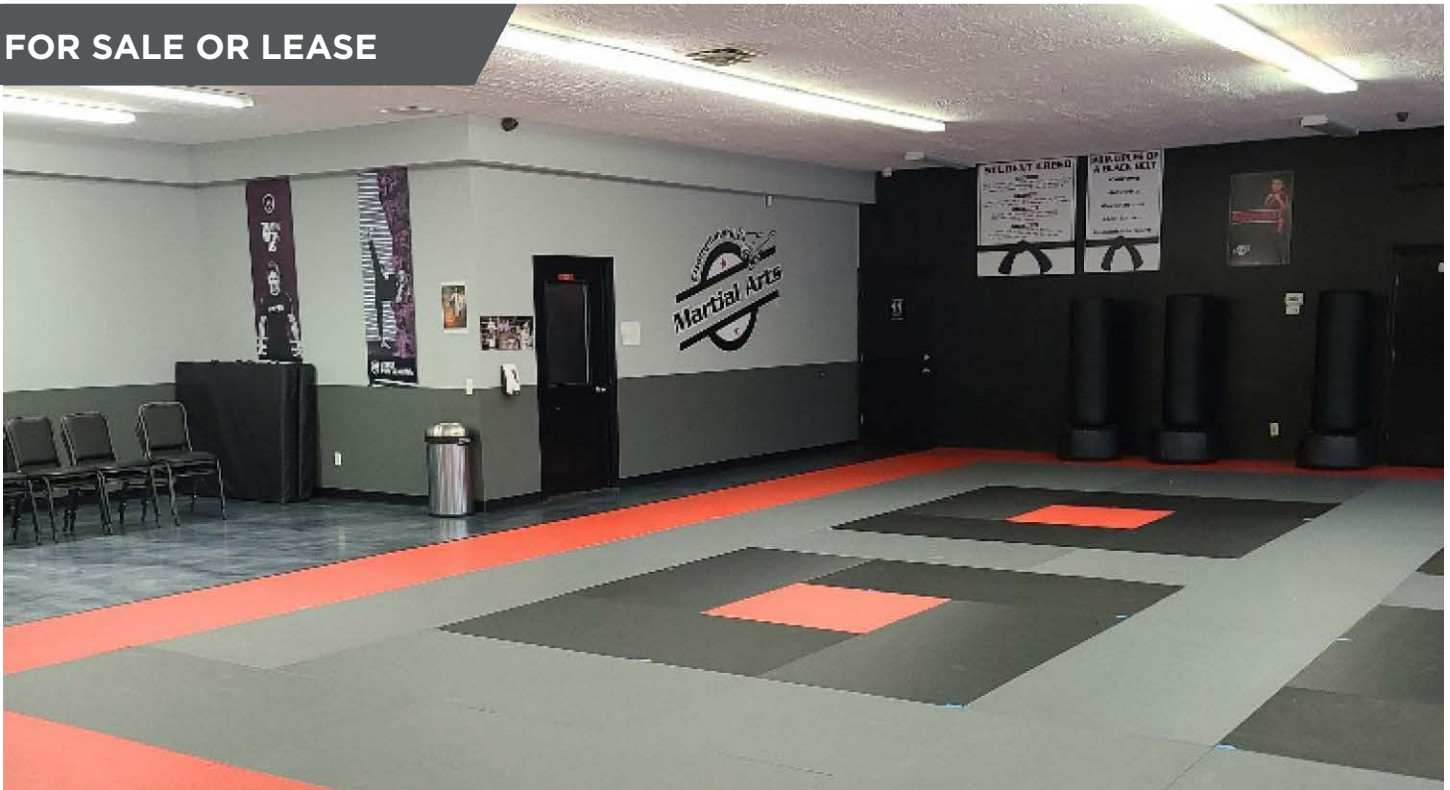
LUND COMPANY

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Property Highlights

Sale Price	\$1,300,000 (includes the house)	Renovated	2012
Lease Rate	\$12.00 NNN	Construction	Masonry
Available SF	2,400 SF - 5,939 SF	Land Area	±0.71 AC
Total Bldg. SF	8,850 SF	Zoning	LC
Op. Expenses	\$5.00 PSF	Parking Ratio	2.86:1
Year Built	1981		

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AERIAL MAP



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PHOTOS



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HOUSE PHOTOS



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