

FOR SALE

519 Fort Crook Road North

Bellevue, NE 68005

SALE PRICE REDUCED!!



INVESTMENT HIGHLIGHTS

- Single-Tenant Auto Service Property
- Corporate Operator
- Absolute Net Lease With No Landlord Responsibilities
- 12/31/2028 Lease Expiration
- ~~6.52% Cap Rate~~
- **7.67% Cap Rate**

SPENCER SECOR

+1 402 548 4069

spencer.secor@lundco.com

RICHARD SECOR, JR.

+1 402 548 4010

richard.secor@lundco.com



**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**

450 Regency Parkway, Suite 200 | Omaha, NE 68114

Main +1 402 393 8811

lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

519 Fort Crook Road North

Bellevue, NE 68005



Property Highlights

Sale Price	\$700,000	\$595,000
Price/SF	\$138.70	\$117.89
NOI	\$45,612	
Total Bldg. SF	5,047 SF	
Year Built	1977	
Land Area	0.49 Acre	
Zoning	B6	

SPENCER SECOR

+1 402 548 4069
spencer.secor@lundco.com

RICHARD SECOR, JR.

+1 402 548 4010
richard.secor@lundco.com

Demographics

	1 Mile	3 Mile	5 Mile
Population	7,716	54,286	140,871
AVG. HH Income	\$75,042	\$62,630	\$64,630
No. of Households	3,268	21,425	53,584



450 Regency Parkway, Suite 200 | Omaha, NE 68114
Main +1 402 393 8811
lundco.com

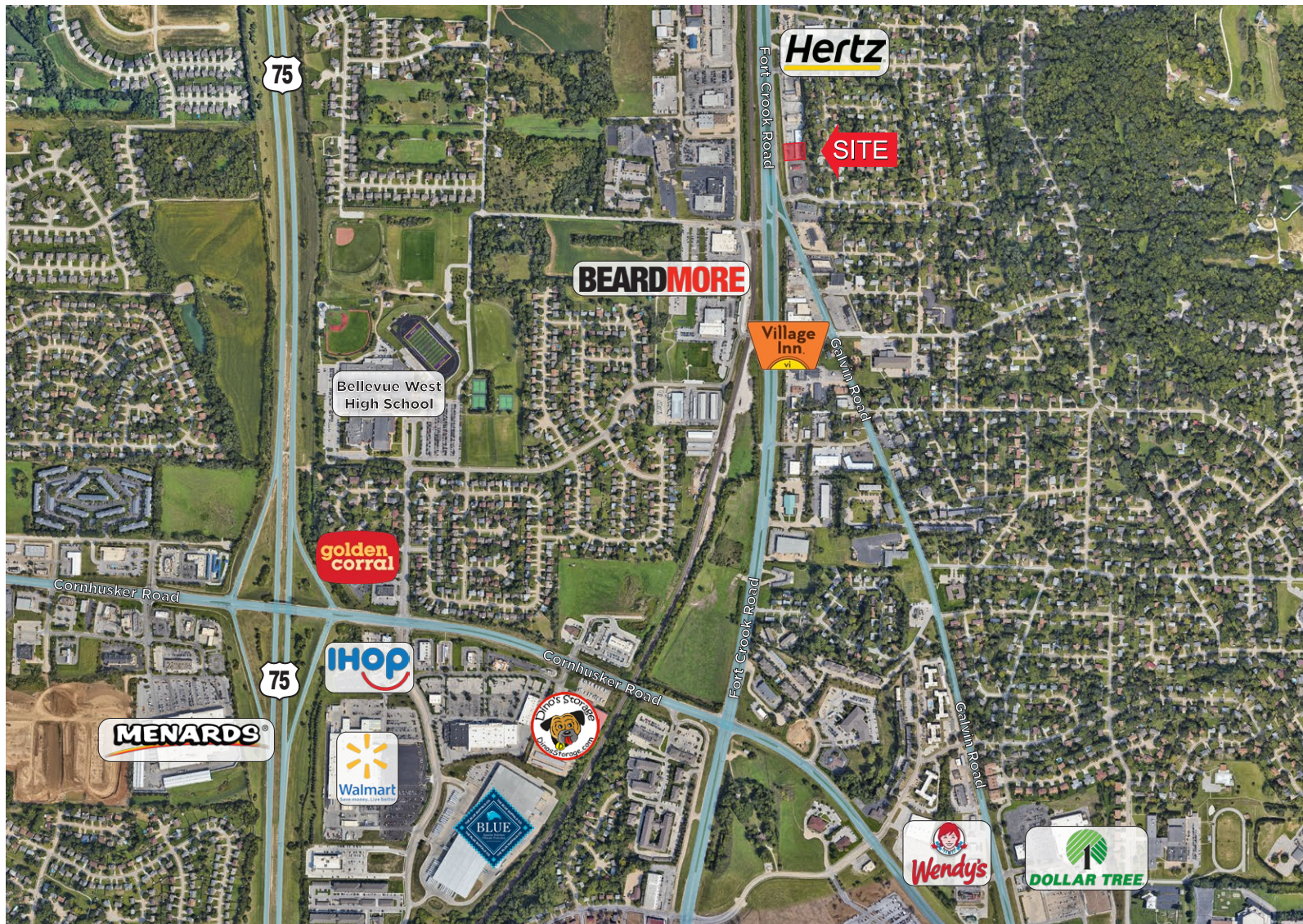
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

519 Fort Crook Road North

Bellevue, NE 68005

TRADE MAP



SPENCER SECOR
+1 402 548 4069
spencer.secor@lundco.com

RICHARD SECOR, JR.
+1 402 548 4010
richard.secor@lundco.com



**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**

450 Regency Parkway, Suite 200 | Omaha, NE 68114
Main +1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.