



NEW REDUCED SALE PRICE: \$445,000

247 E 5th Street | Wahoo, NE 68066

For Lease: \$3.75 PSF (NNN)

Property Features

- Former Grocery Store
- Deed restriction prevents grocery sales until 2025
- Can be converted to industrial space
- Fire sprinkler system
- One dock door, overhead drive in doors could be added

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Omaha, NE 68154
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Building Details

Tenancy	Single
Ceiling Height	10-18 ft
Number of Floors	1
Year Built	1961
Construction Status	Existing
Sprinkler	Yes
HVAC	Fully heated and cooled
Dock Doors	1

Property Details

Lot Size	53,262 SF
Zoning	C-1 Downtown Commercial
Parking	58 Spaces
Taxes	\$5,854.70

Location Details

Market	Wahoo
County	Saunders
Cross Streets	5th and Beech

Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	232	2,735	4,384
Total Population	596	7,051	11,344
Average HH Income	\$61,272	\$62,155	\$66,289

Space	Lease Rate	Lease Type	Size (SF)	Term
247 E 5th	\$3.75 SF/yr	NNN	15,840 SF	Negotiable

247 E 5th Street



