



16,782 Retail Space
Sale Price: \$689,000

The property includes a contemporary building with a large parking field and an adjacent parking lot. The unique store-front offers excellent visibility. Current first level tenant is a Thai Restaurant and Grocery. The lower level of the property is available for immediate occupancy. Uses could include: social hall, restaurant, church or daycare. Large open space in lower level.

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Availability




Sale Price	\$689,000
Building Size	16,782 SF
Year Built/Renovated	1967/2012
No. of Floors	2
Total Site Area	45,063 SF & 16,500 SF
Zoning	Commercial
Parking	5:1000 SF
Traffic Counts	21,914 EADT

Sale Information

Tenant	Thai Restaurant & Grocery
Lease Term	Five Year ending in 9/2021
Annual Rent Income	\$50,745
Est. Annual Rent with Lower Level leased for special events	\$24,000
Est. Annual Operating Expenses (60% paid by permanent tenant)	\$19,800
Cap Rate	9.7%

Additional .37-acre parcel included with sale. Located East of main building.

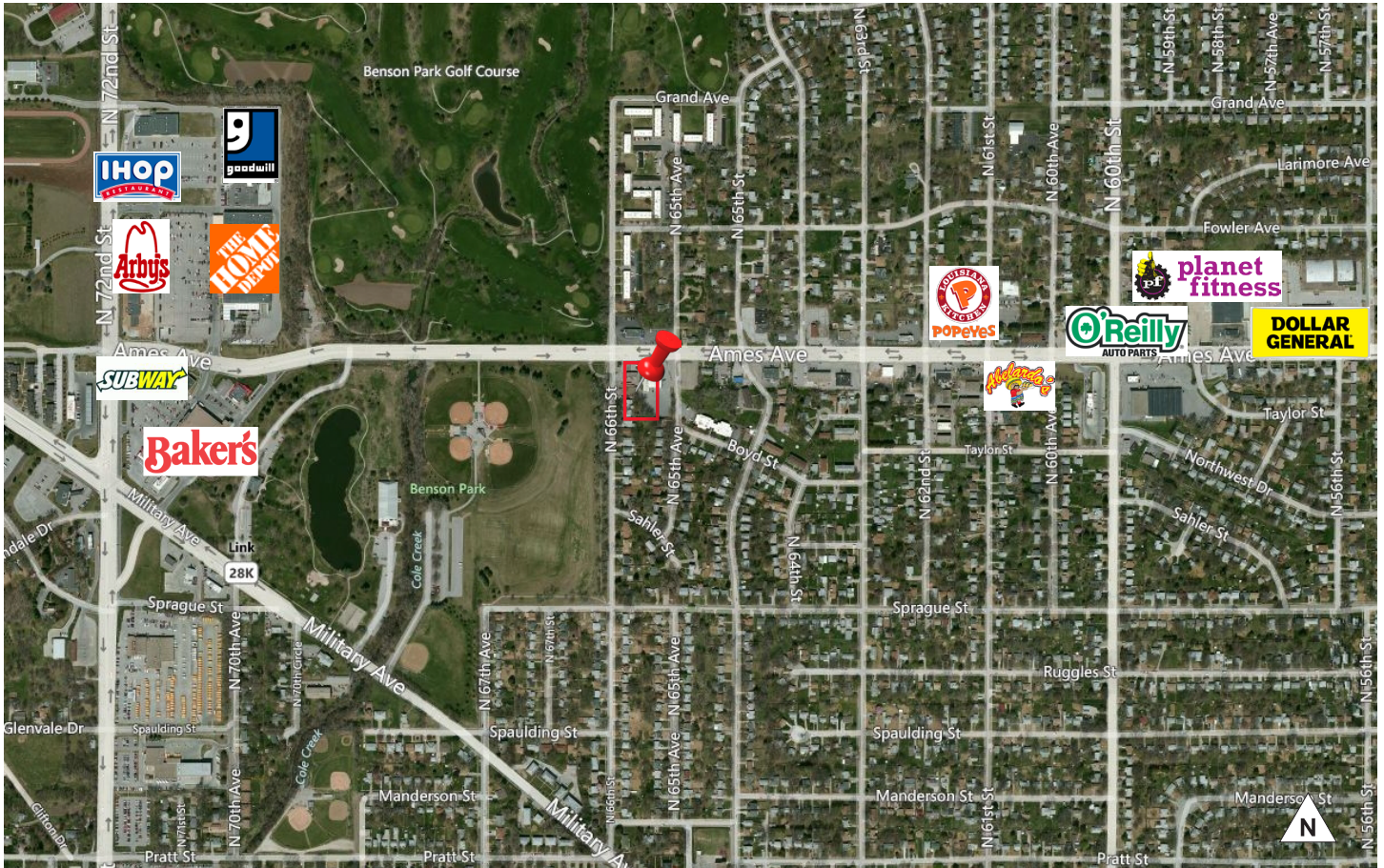
Neighborhood Demographics

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	14,233	\$37,901	5,708
3 Miles	107,282	\$39,726	43,234
5 Miles	235,556	\$38,654	98,016

FOR SALE

Ames Ave Property

6553 Ames Avenue / Omaha, NE



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