

Office Building FOR SALE

**2132 S. 42nd St.
Omaha, NE 68105**

Property Highlights

- 9,403 SF finished offices on main & lower level + 648 SF 2nd floor storage space
- Central Omaha– 42nd & Center
- ELEVATOR to all 3 floors
- 19 parking spaces (additional parking lot available)
- 0.43 Acres
- Walk out finished lower level



Offering Summary

Available SF:	10,051
Sale Price	\$675,000
Year Built	1960
Renovated	1997
Zoning	GO– General Office PUD– Planned Unit Develop-
Traffic Count	46,369

Listed By:

Michael J. Blackmon

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PROPERTY DETAILS

For Sale: \$675,000

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Omaha, NE 68105

Property Details

Property Type	Office Space
Zoning	GO-PUD
Lot Size	0.43 AC/18,900 SF
Traffic Count	46,369
Cross Streets	S 42nd St. & Marinda St.

Location Information

Building Name	42nd Office Building
Street Address	2132 S 42nd St.
City, State, Zip	Omaha, NE 68105
County/Township	Douglas
Major Intersection	The Center/42nd & Center St
Walkability	Somewhat Walkable (53)

Parking & Transportation

Parking Type	Surface
Parking Spaces	19, (Additional PKG Lot available)

Utilities & Amenities

Central HVAC	Yes
Restrooms	Yes (4)

Window AC's have been there unused for at least 15 yrs.
(Building has central AC)

External Security Cameras WORK!!

Building Information

Building Size	10,051
Building Footprint	5,043 SF
Building Class	B
Number of Floors	2 + Lower Level
Year Built	1960
Year Renovated	1997
Ceiling HT	9"
Electric	600 AMP

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	18,097	155,856	311,695
Households	7,395	61,625	123,320
HH Income	\$78,945	\$67,523	\$67,019

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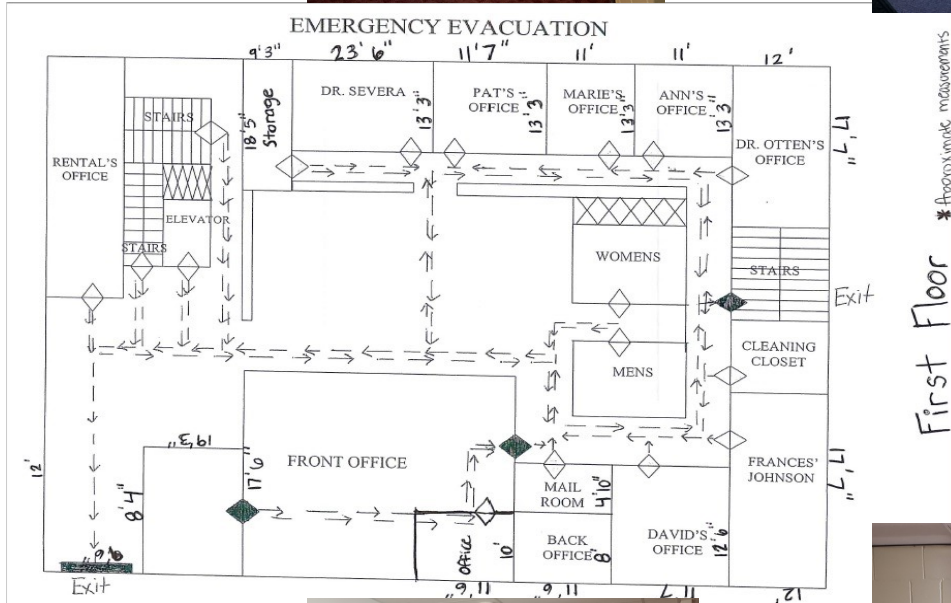
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BUILDING LAYOUT

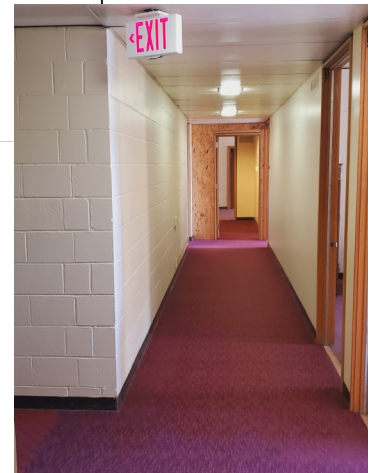
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First Floor



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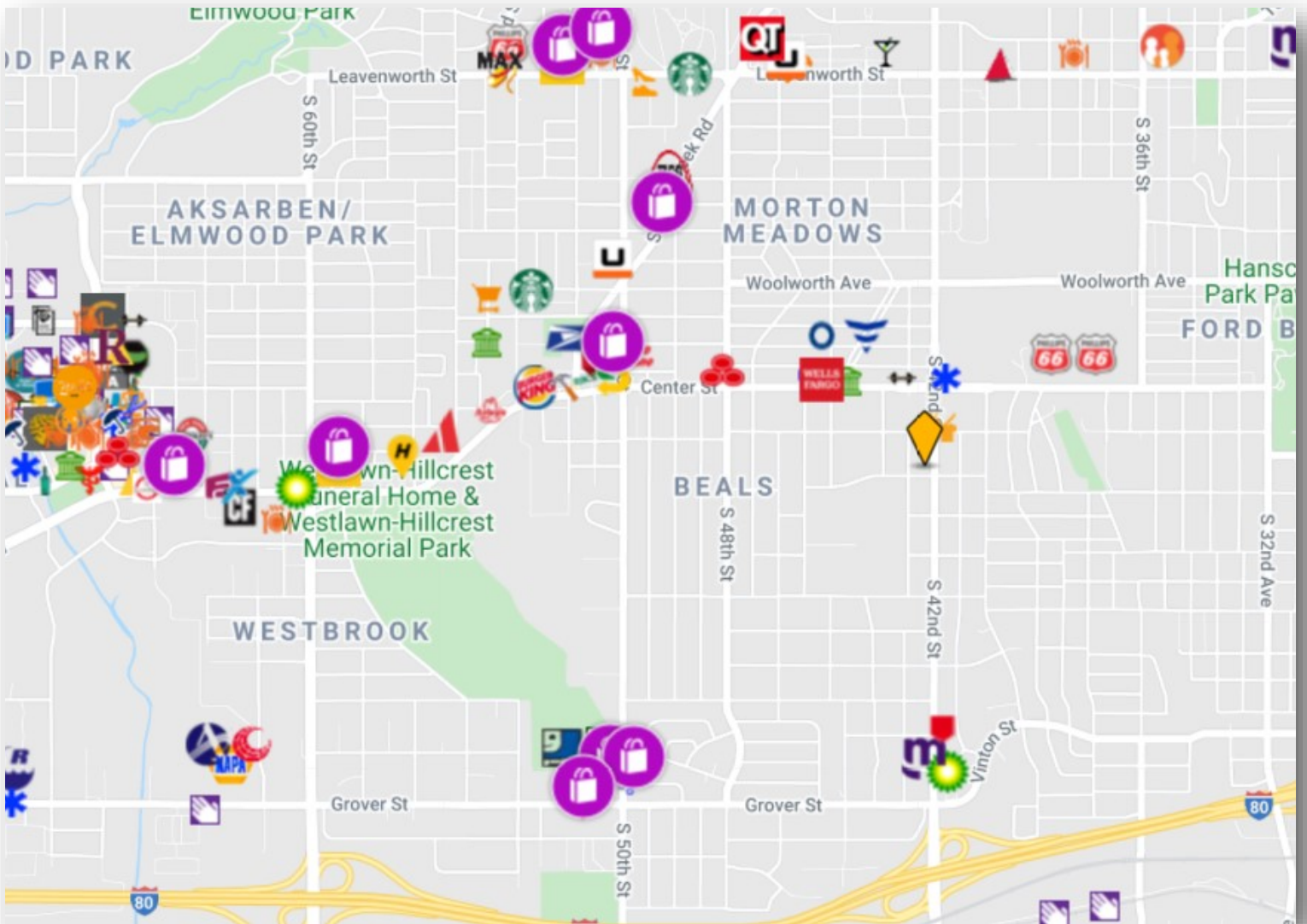
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RETAILER AERIAL

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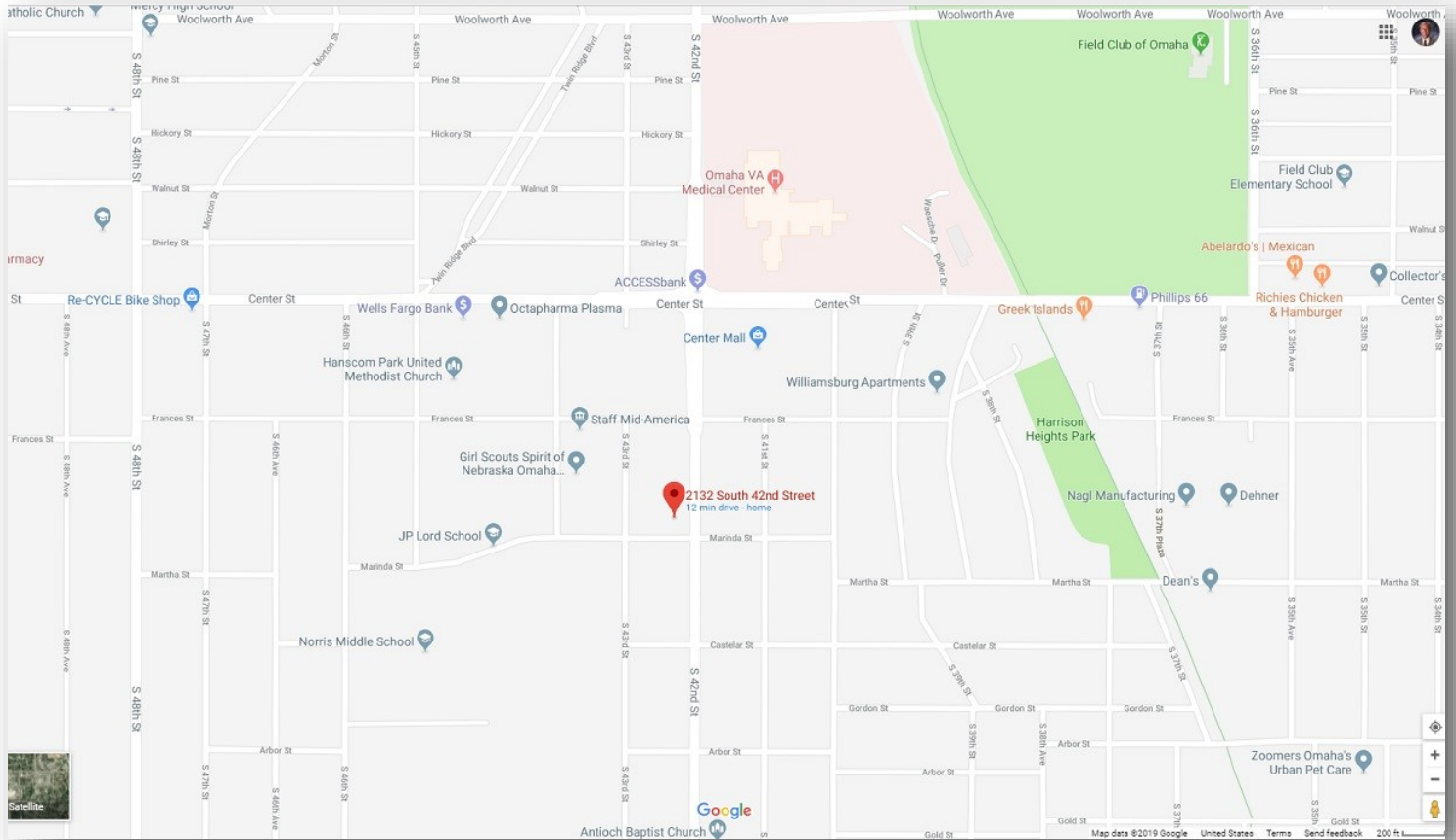
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MAP AERIAL

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2132 PARKING LOTS

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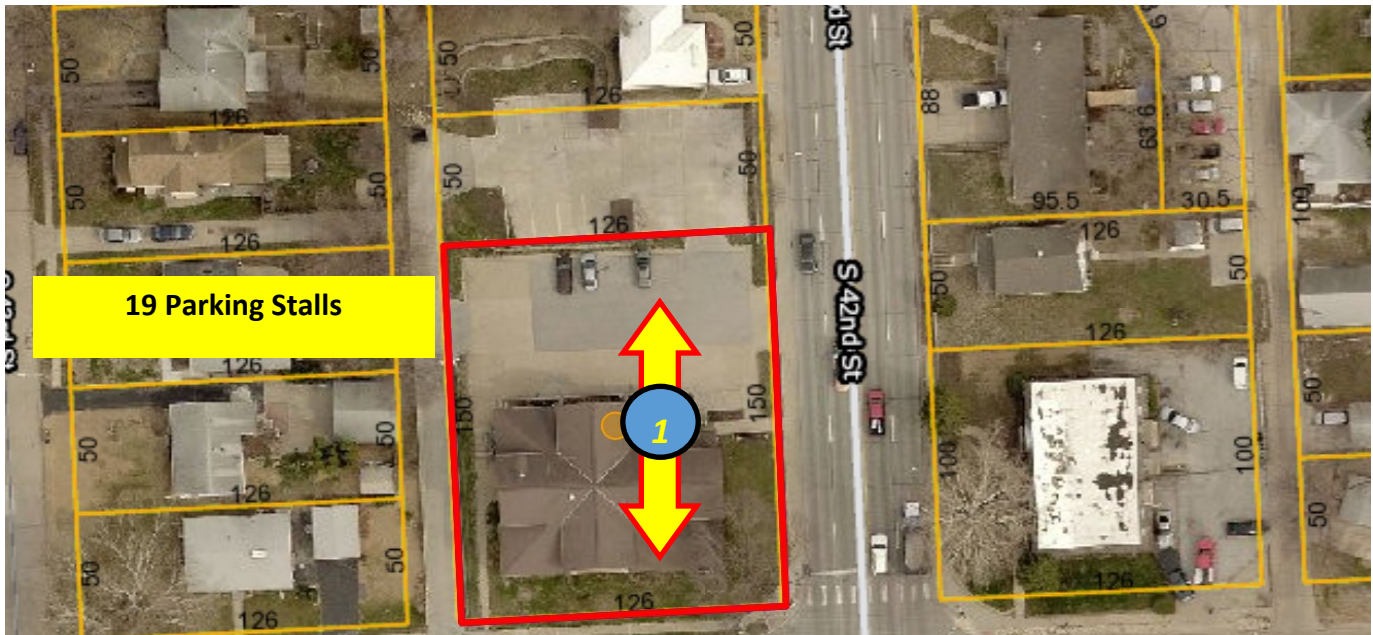
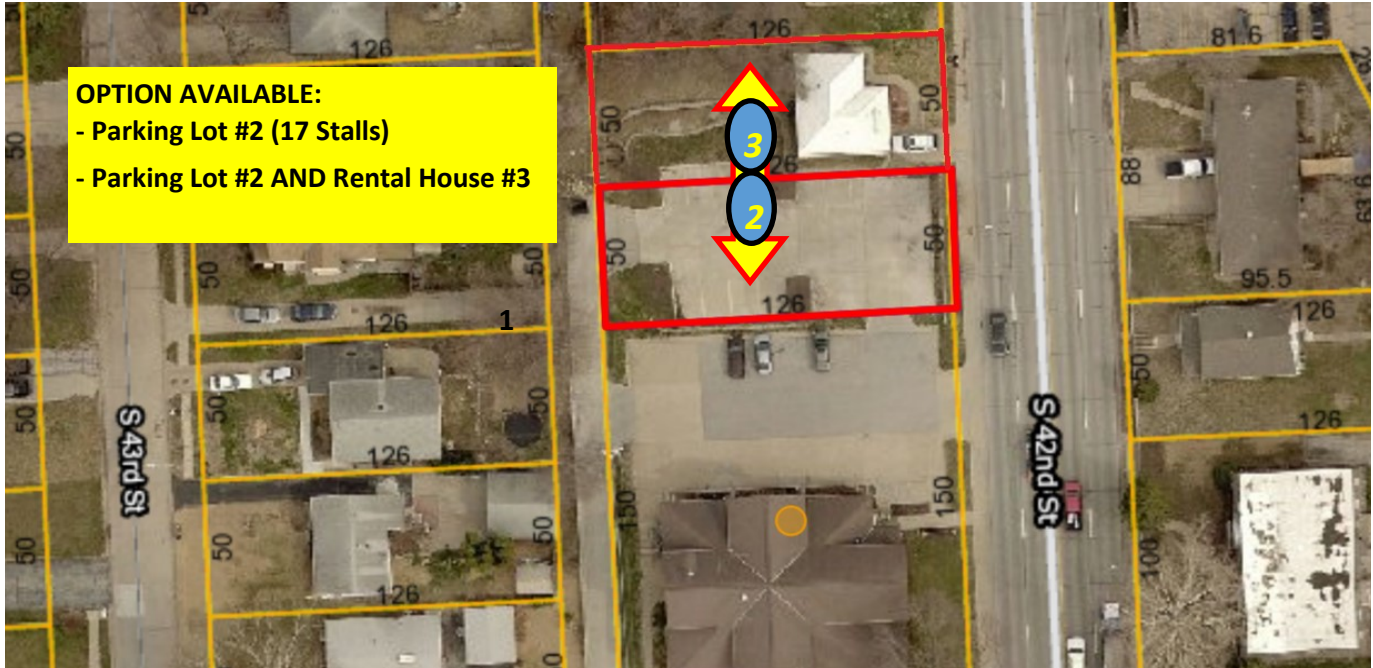
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