



FOR SALE

Baymont Inn & Suites

3301 S. 72nd Street
Omaha, NE 68124



Sale Price: \$2,350,000

Former Baymont Inn and Suites for sale. Property is ideal for redevelopment or new hotel flag and management. Well located on the southeast corner of the 72nd Street and Hascall Street (72nd and Grover Street) in a mixed-use area with great access to I-80.

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

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Property Highlights

Sale Price	\$2,350,000
Building Size	56,254 SF
Hotel Rooms	141
Parking	156 Stalls
Year Built/Renovated	1985/2012
Total Site Area	2.659 Acres
Zoning	Commercial
Clearance Height	Varies
Traffic Counts	54,424 EADT
R.E. Taxes	\$42,520
Legal	Lawnfield Replat 3, Lot 1



Legal - Lawnfield Replat 3, Lot 1



CITY OF OMAHA, NEBRASKA
 ADMINISTRATIVE SUBDIVISION

(Include a diagram of the plat, legal description and legend.)

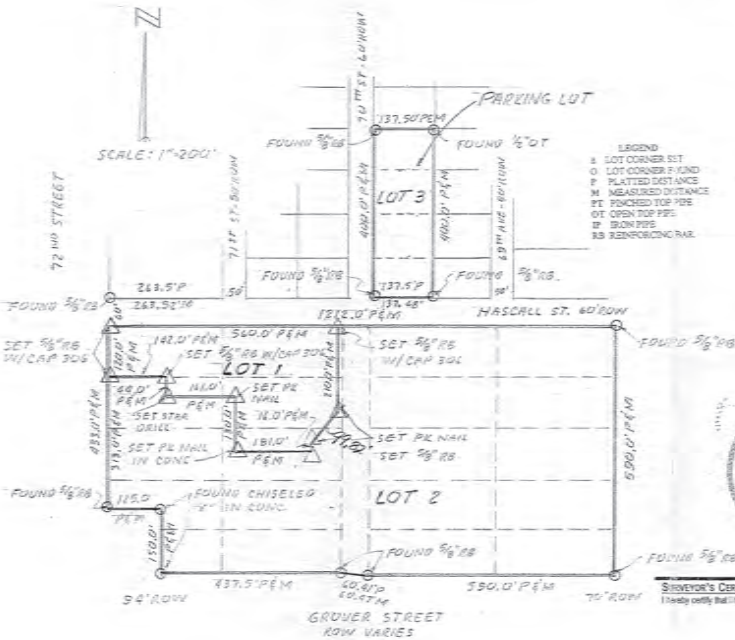
**LAWNFIELD REPLAT NO. 3
 (LOTS 1, 2 AND 3, ONLY)**

BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, TOGETHER WITH THE WEST 1/2 OF VACATED 74TH STREET ABUTTING SAID LOTS 1 THROUGH 5, INCLUSIVE, ON THE EAST, AND EXCEPT THE SOUTH 17 FEET OF LOTS 5 AND 6, TAKEN FOR GROVER STREET, AND EXCEPT THE WEST 35 FEET OF LOTS 2, 7, 8, 9 AND 10, TAKEN FOR 72ND STREET, AND EXCEPT A TRACT OF LAND 150 FEET BY 125 FEET DESCRIBED AS FOLLOWS: THE EAST 125 FEET OF THE WEST 150 FEET OF THE NORTH 105 FEET OF LOT 6, AND THE EAST 125 FEET OF THE WEST 150 FEET OF THE SOUTH 47 FEET OF LOT 7, ALL IN BLOCK 13, LAWNFIELD, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

AND
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, TOGETHER WITH THE EAST 1/2 OF VACATED 74TH STREET ABUTTING SAID LOTS 6 THROUGH 10, INCLUSIVE, ON THE WEST, TOGETHER WITH THAT PART OF VACATED HASCALL STREET ABUTTING SAID LOT 1 ON THE NORTH AND EXCEPT THE NORTH 25 FEET OF LOTS 5 AND 6, TAKEN FOR GROVER STREET AND EXCEPT THE EAST 10 FEET OF LOTS 1 THROUGH 5, INCLUSIVE, ALL IN BLOCK 4, LAWNFIELD, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

AND
 LOTS 13 THRU 14, LAWNFIELD REPLAT, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



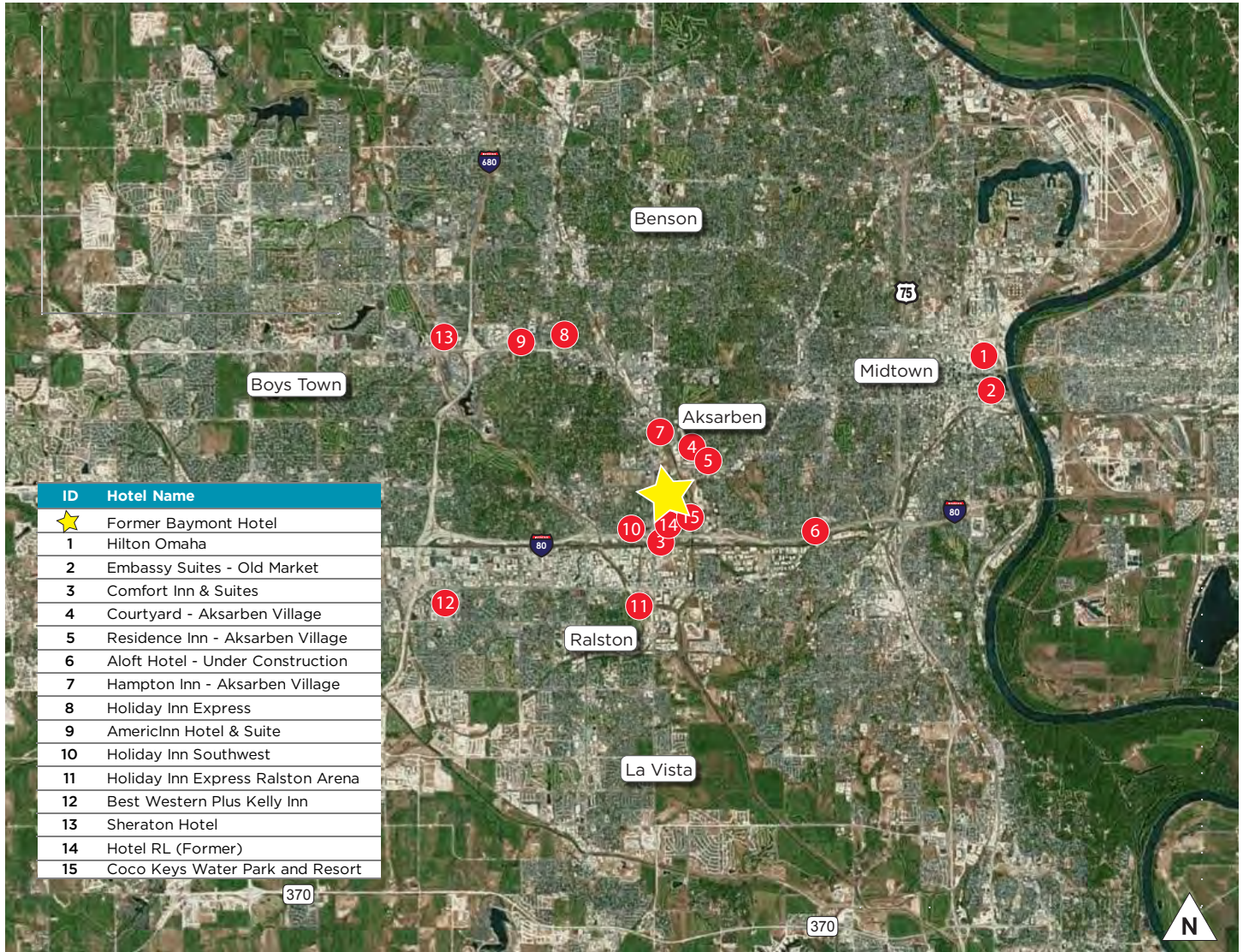
SURVEYOR'S CERTIFICATE
 I hereby certify that I have surveyed and placed permanent markers at all corners of lots being replatted.
 Clarence Robert Darrell
 State Surveyor
 12-13-04

M4587

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