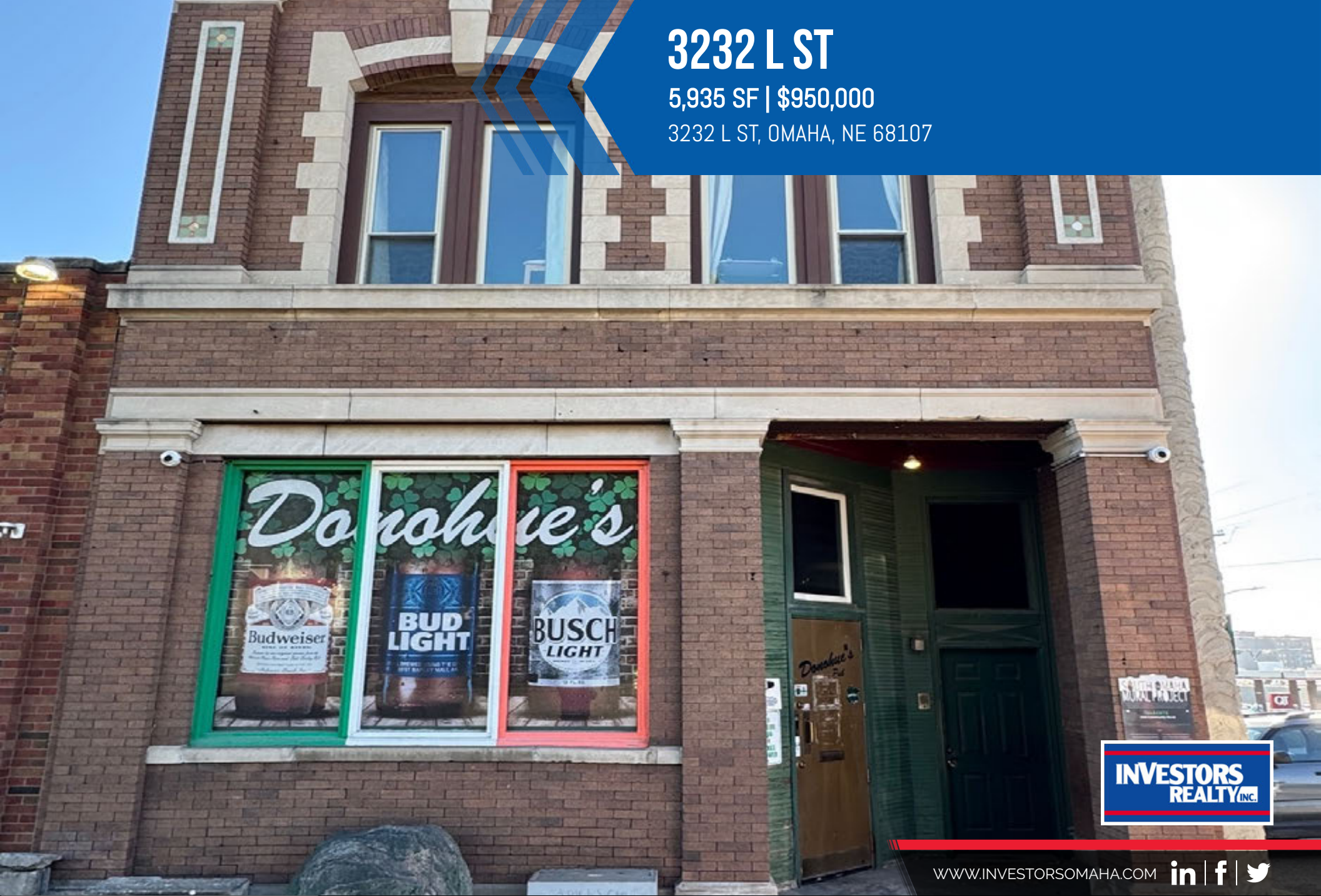


# 3232 L ST

5,935 SF | \$950,000

3232 L ST, OMAHA, NE 68107

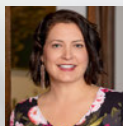


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## OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| SALE PRICE:    | <b>\$950,000</b>      |
| Building Size: | 5,935 SF              |
| Price / SF:    | \$160.07              |
| Lot Size:      | 11,725 SF             |
| Property Type: | Special Purpose / Bar |
| Year Built:    | 1912                  |
| Zoning:        | CC                    |

## PROPERTY OVERVIEW

Rare Turn-Key Opportunity in the Heart of South Omaha

## PROPERTY HIGHLIGHTS

- Purchase includes the building, fully operational bar, and second-floor 2,000 SF apartment
- Established lunch and dinner crowd with a loyal customer base
- Dedicated on-site parking lot for customers and staff
- Prominent monument signage along L Street for maximum visibility
- All bar business equipment is included

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3232 L ST

OMAHA, NE 68107

## BUILDING INFORMATION

|                  |          |
|------------------|----------|
| Building Size    | 5,935 SF |
| Number Of Floors | 2        |
| Year Built       | 1912     |

## PARKING &amp; TRANSPORTATION

|              |         |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

## SITE INFORMATION

|                      |             |
|----------------------|-------------|
| Cross-Streets        | 33rd & L St |
| County               | Douglas     |
| Zoning               | CC          |
| Lot Size             | 11,725 SF   |
| Number Of Buildings  | 1           |
| Location Description | 33rd & L St |

## UTILITIES &amp; AMENITIES

|                   |      |
|-------------------|------|
| Power Description | OPPD |
| Gas Description   | MUD  |

## OFFERING SUMMARY

|               |                       |
|---------------|-----------------------|
| SALE PRICE:   | \$950,000             |
| Property Type | Special Purpose / Bar |

## DEMOGRAPHICS

| POPULATION        | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Population  | 14,068   | 102,623  | 257,325  |
| Total Households  | 4,570    | 37,503   | 103,139  |
| Average HH Income | \$60,238 | \$74,257 | \$82,763 |



Not to scale

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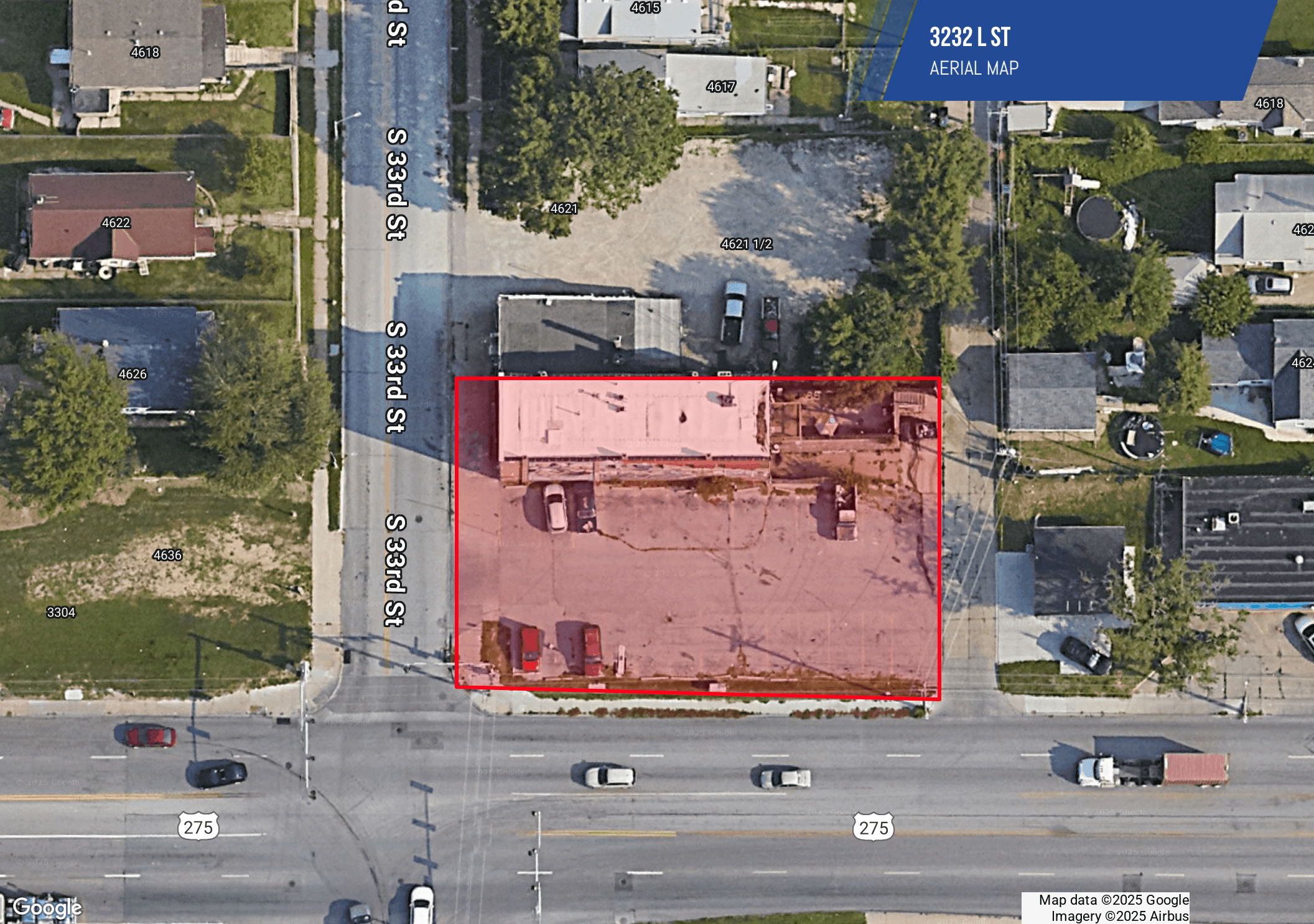
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3232 L ST  
AERIAL MAP



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## 3232 L ST

### RETAILER MAP



**SITE**

## DeLeon's Taco Rico

**Centris**  
FEDERAL CREDIT UNION

## Stockyards Plaza



## Great Dragon



Map data ©2025 Imagery ©2025 Airbus, Maxar  
Technologies, USDA/FPAC/GEO

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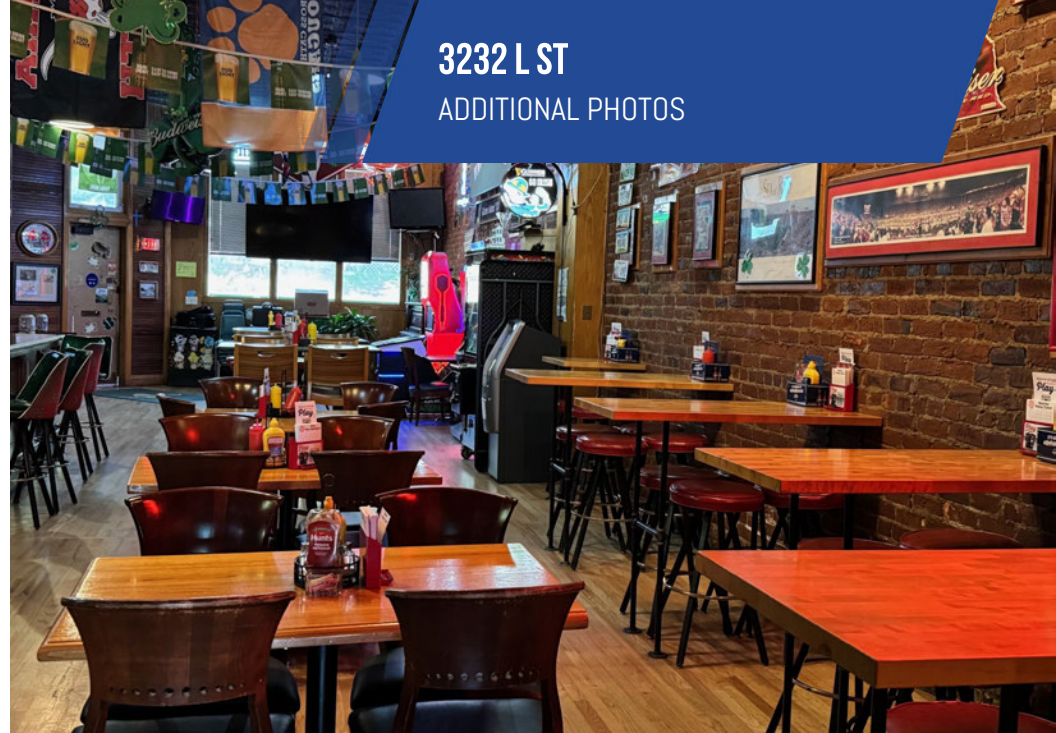
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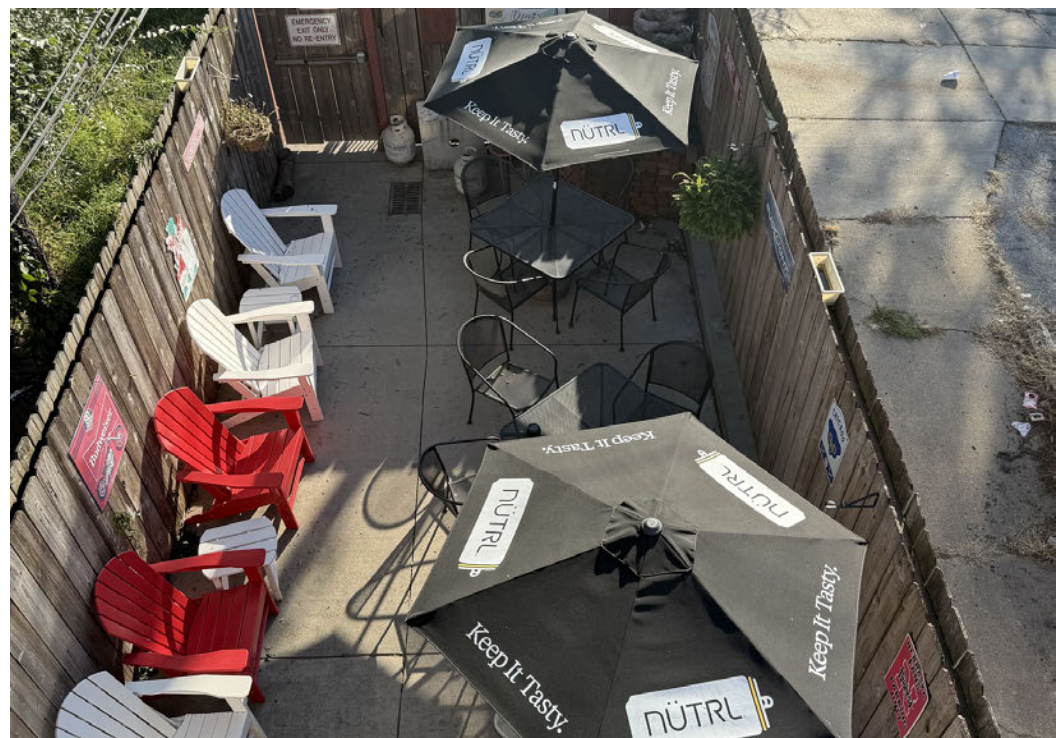
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3232 L ST  
ADDITIONAL PHOTOS



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3232 L ST  
APARTMENT PHOTOS



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