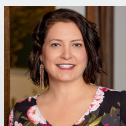


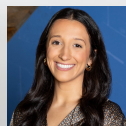
JACKSON STREET PROPERTIES

10,741 SF | \$1,600,000

1407 - 1409 JACKSON STREET, OMAHA, NE 68102



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1407 - 1409 JACKSON STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$1,600,000
Building Size:	10,741 SF
Price / SF:	\$148.96
Lot Size:	8,712 SF
Property Type:	Flex / Commercial
Year Built:	1907
Zoning:	DS - Downtown Service District

PROPERTY OVERVIEW

Rare opportunity to acquire a flexible property in downtown Omaha near the Old Market and within close proximity to the future Omaha Streetcar corridor. The site supports a variety of business, live/work, or creative commercial concepts. A chance to own a distinctive urban property in Omaha's downtown core.

PROPERTY HIGHLIGHTS

- Unique live/work opportunity in downtown Omaha
- Two adjoining warehouse buildings located at 1407 & 1409 Jackson Street
- Drive-in doors on both the north and south sides of 1407, allowing full drive-through capability
- 1409 includes drive-in access, front showroom area, and two restrooms
- Finished apartment above 1409 featuring two rooms, living area, kitchen, and restroom
- Apartment can function as residential space, office, or potential rental income
- Additional unfinished upper-level space above 1407 for storage or future buildout
- Two dedicated parking stalls
- Ideal for owner-users, live/work users, or creative office, showroom, or retail uses

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JACKSON STREET PROPERTIES

1407 - 1409 JACKSON STREET, OMAHA, NE 68102

BUILDING INFORMATION

Building Size	10,741 SF
Number Of Floors	2
Year Built	1907
Year Last Renovated	2010
Roof	Under Warranty
Restrooms	2
Drive-In Doors	One (1) - 8' X 9' Two (2) - 10' X 10"
Clear Height	10 ft - 15 ft

PARKING & TRANSPORTATION

Parking Description	Dedicated parking stalls
Number Of Spaces	2
Street Parking	Yes

SITE INFORMATION

Cross-Streets	14th & Jackson St
County	Douglas
Zoning	DS - Downtown Service District
Lot Size	8,712 SF
Number Of Buildings	2
Location Description	14th & Jackson St

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

SALE PRICE:	\$1,600,000
Property Type	Flex / Commercial

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,297	115,122	249,215
Total Households	8,708	46,856	98,709
Average HH Income	\$66,865	\$67,126	\$73,668

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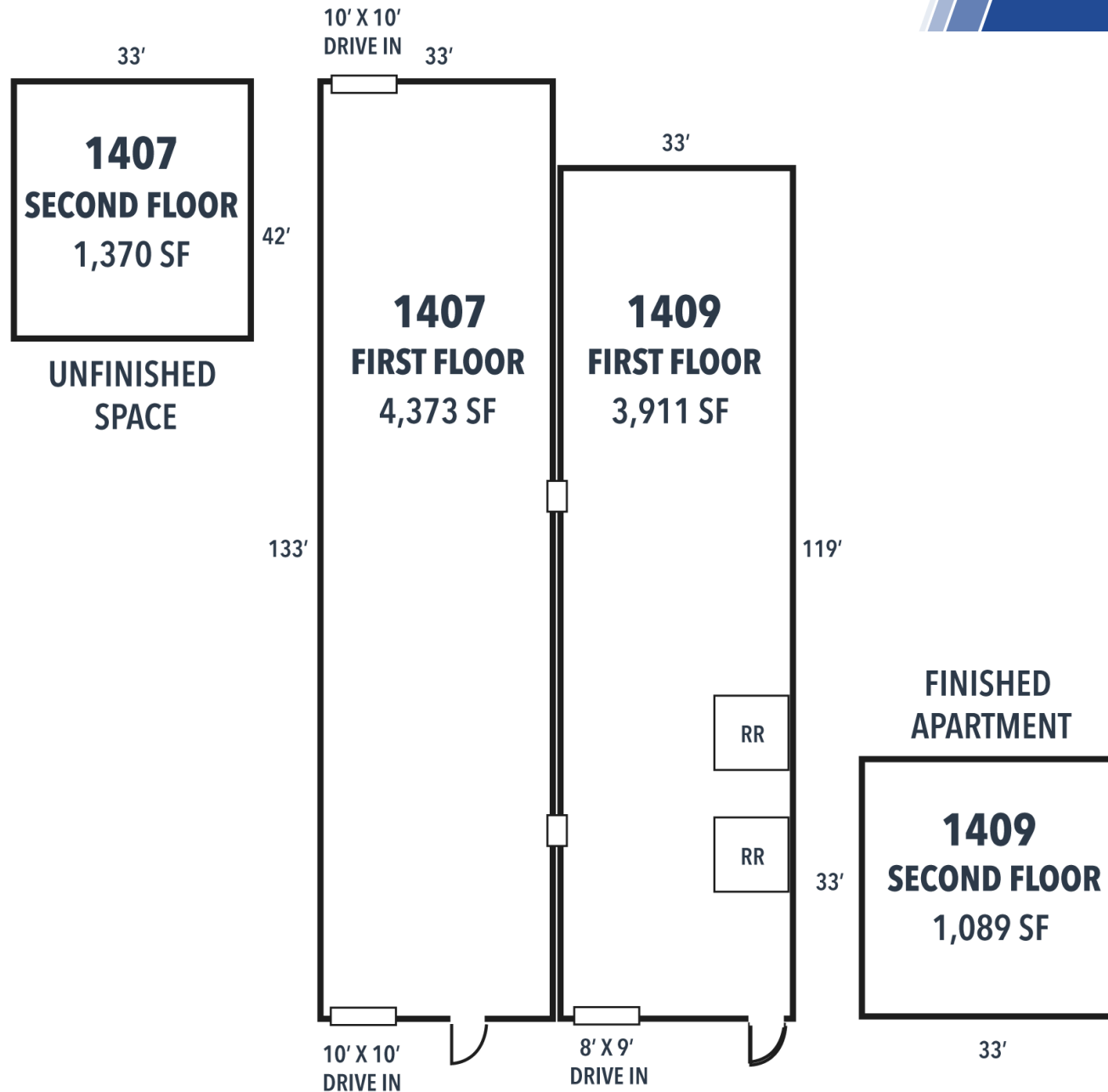
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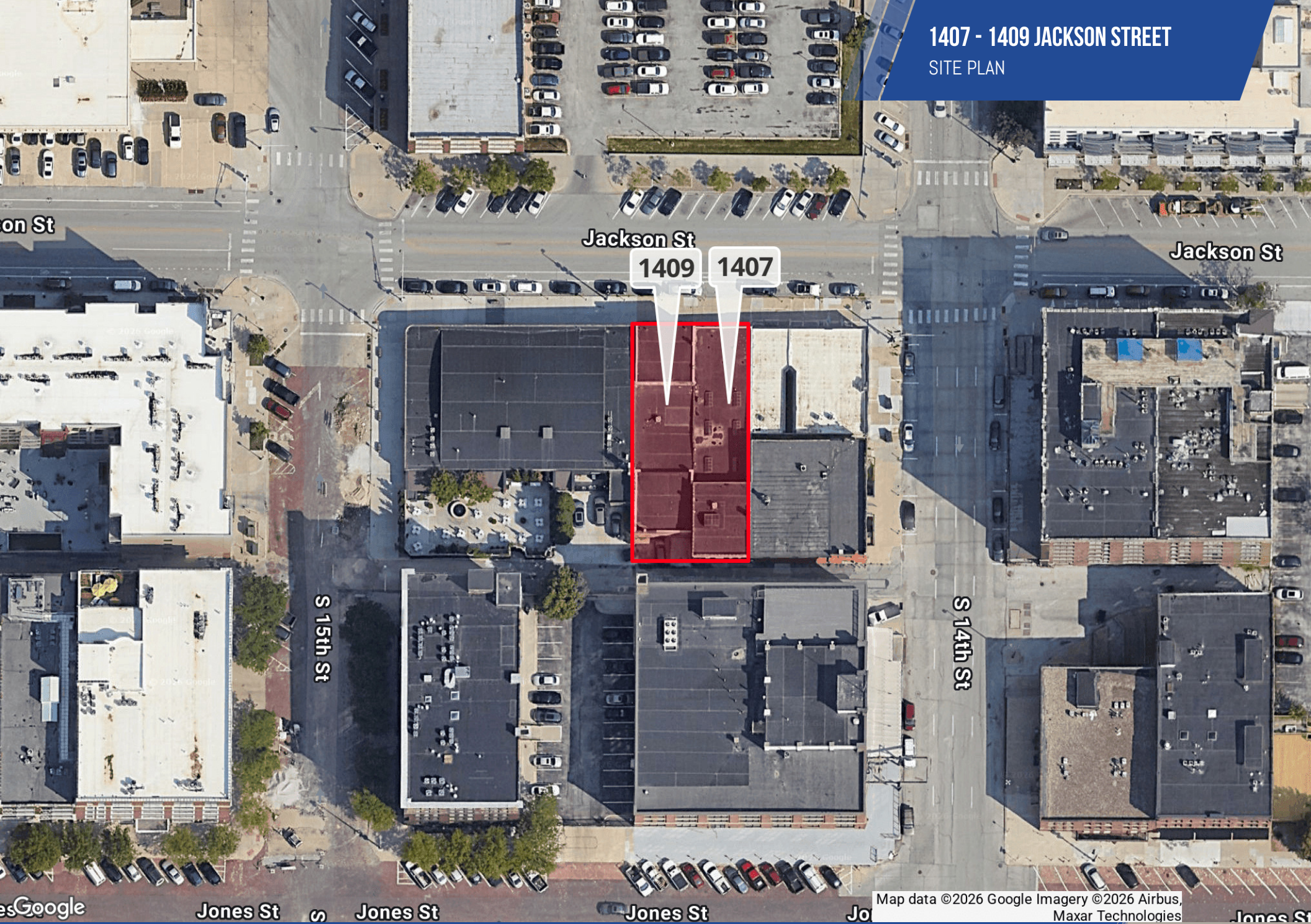
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1407 - 1409 JACKSON STREET

SITE PLAN



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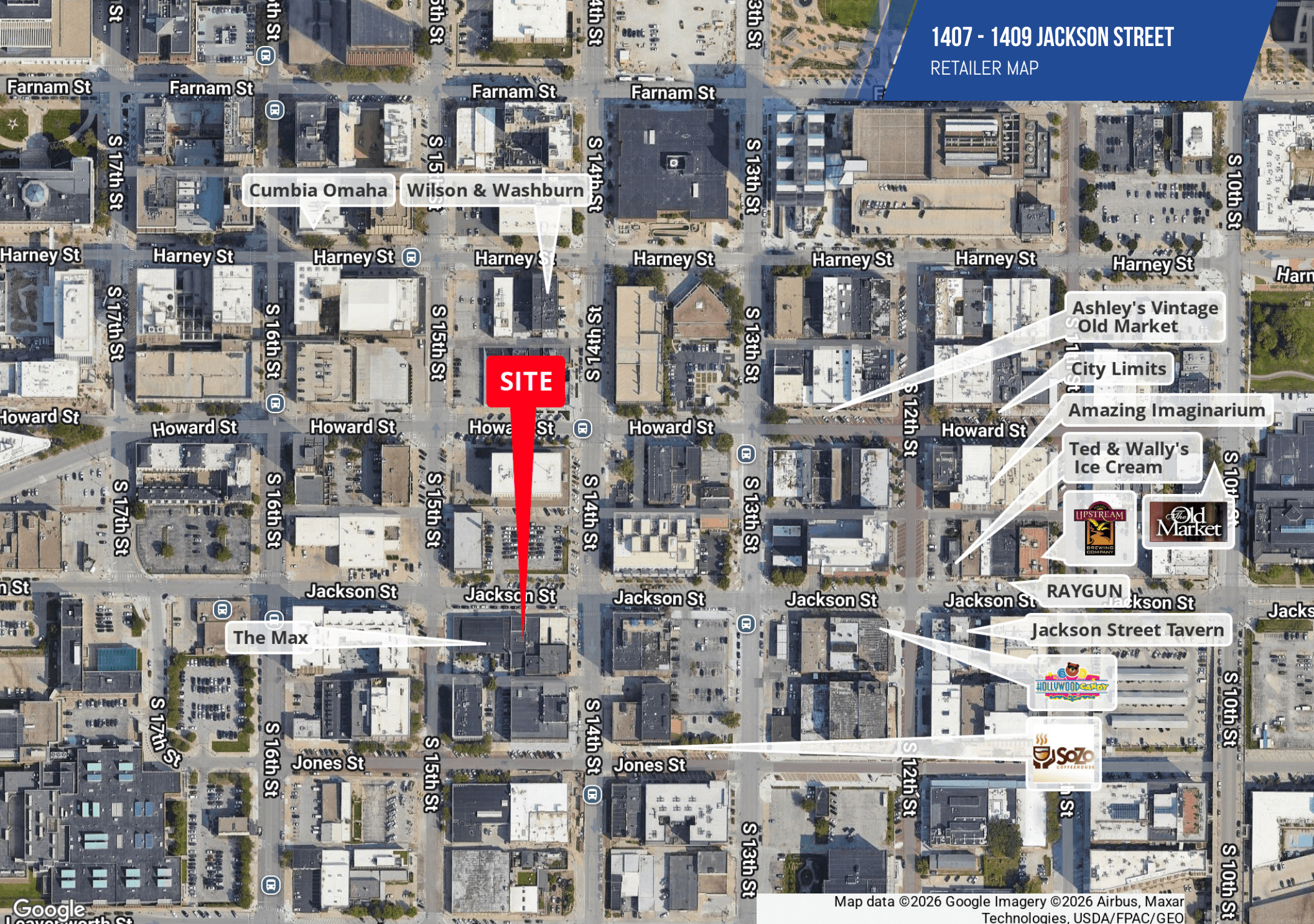
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1407 - 1409 JACKSON STREET
RETAILER MAP



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1407 - 1409 JACKSON STREET
WAREHOUSE PHOTOS



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1407 - 1409 JACKSON STREET
APARTMENT PHOTOS



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