

DOWNTOWN OMAHA OASIS

12,379 SF | \$3,000,000.00

1402 LEAVENWORTH STREET, OMAHA, NE 68102

**INVESTORS
REALTY INC.**



WWW.INVESTORSOMAHA.COM



RYAN KUEHL, CCIM, SIOR
402.778.7545
rkuehl@investorsomaha.com



DAN GRANT
402.769.7584
dgrant@investorsomaha.com





OFFERING SUMMARY

SALE PRICE:	\$3,000,000.00
Building Size:	12,379 SF
Property Type:	Special Use
Year Built:	1938

PROPERTY OVERVIEW

Ideal for investors seeking opportunity and flexibility in the Omaha area. Embrace a piece of history while unlocking the potential for future growth and success in the industrial real estate market..

PROPERTY HIGHLIGHTS

- 4,300 SF warehouse/garage space
- 6,000 SF rooftop oasis
- Airbnb portion of building features 7 BR and 4 BA
- Accommodates up to 21 guests
- Thoughtfully designed features throughout the property
- Two full kitchens
- Speakeasy-style bar
- Arcade room with a 100" TV wall and over 17,000 games
- Private, multi-level theater

DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,891	5,768	17,431
Average Age	32.3	32.2	31.1
HOUSEHOLDS			
Total Households	1,093	3,397	8,966
People Per HH	1.7	1.7	1.9
Average HH Income	\$80,888	\$70,999	\$56,801
Average HH Value	\$269,683	\$209,014	\$130,824

RYAN KUEHL, CCIM, SIOR

402.778.7545 | rkuehl@investorsomaha.com

DAN GRANT

402.769.7584 | dgrant@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





1402 LEAVENWORTH STREET
AERIAL

RYAN KUEHL, CCIM, SIOR

402.778.7545 | rkuehl@investorsomaha.com

DAN GRANT

402.769.7584 | dgrant@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



1402 LEAVENWORTH STREET

SITE AERIAL

Jones St

Jones St

S 16th St

S 15th St

S 14th St

SITE

Leavenworth St

RYAN KUEHL, CCIM, SIOR

DAN GRANT

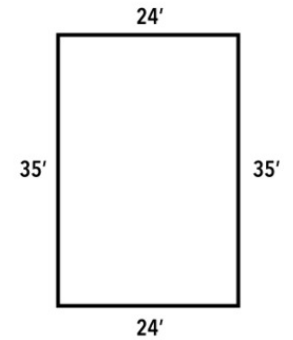
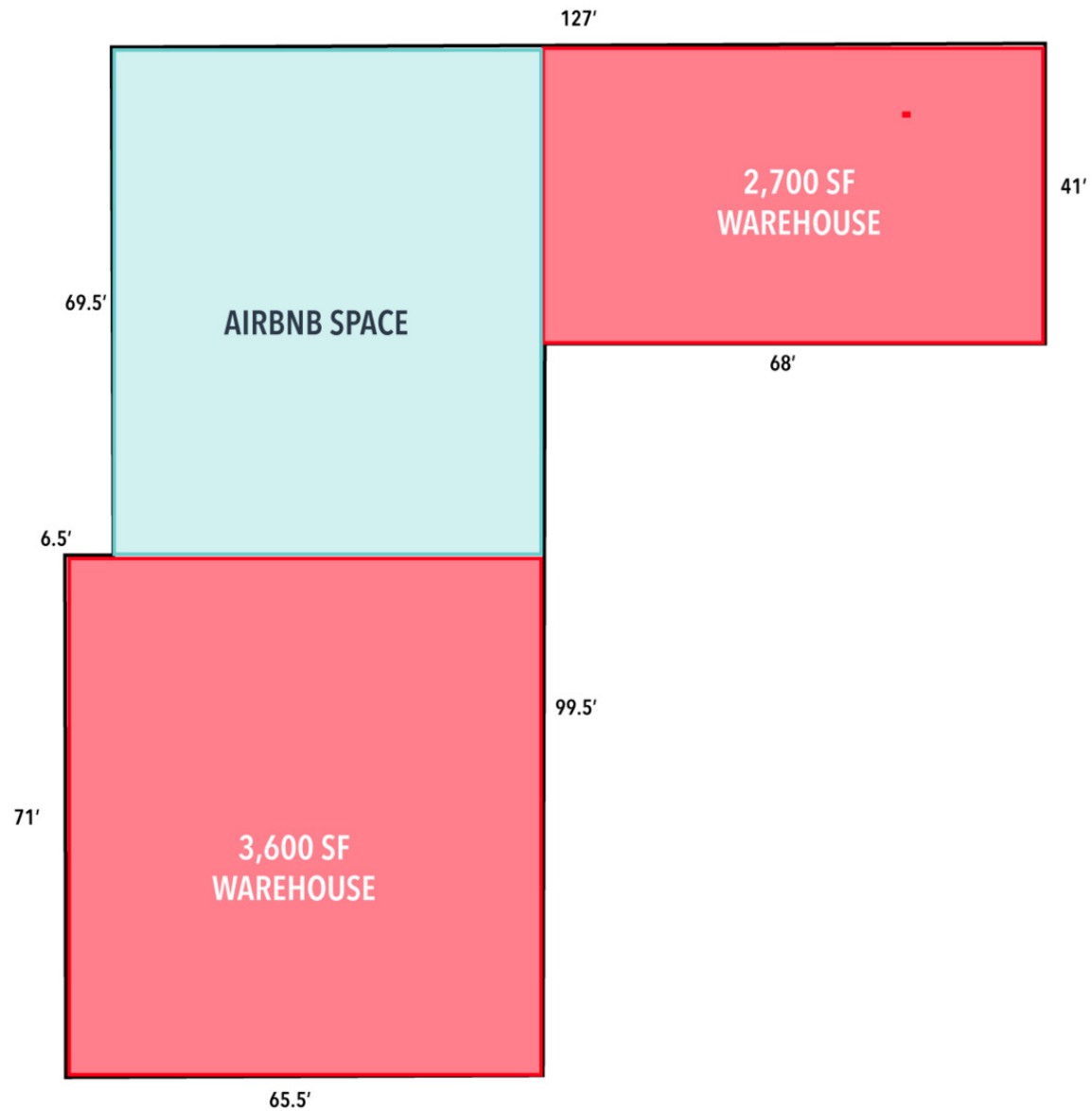
402.778.7545 | rkuehl@investorsomaha.com 402.769.7584 | dgrant@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



FIRST FLOOR 11,539 SF

1402 LEAVENWORTH STREET
SITE PLAN



SECOND FLOOR 840 SF

RYAN KUEHL, CCIM, SIOR

DAN GRANT

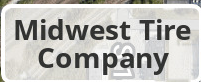
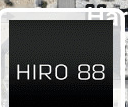
402.778.7545 | rkuehl@investorsomaha.com 402.769.7584 | dgrant@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





1402 LEAVENWORTH STREET
RETAILER MAP



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





1402 LEAVENWORTH STREET
ADDITIONAL PHOTOS



RYAN KUEHL, CCIM, SIOR

402.778.7545 | rkuehl@investorsomaha.com

DAN GRANT

402.769.7584 | dgrant@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





1402 LEAVENWORTH STREET
ADDITIONAL PHOTOS

RYAN KUEHL, CCIM, SIOR

402.778.7545 | rkuehl@investorsomaha.com

DAN GRANT

402.769.7584 | dgrant@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

