

**222 N 44TH STREET
LINCOLN, NE 68503**

**IMPROVED PRICE
\$2,250,000**



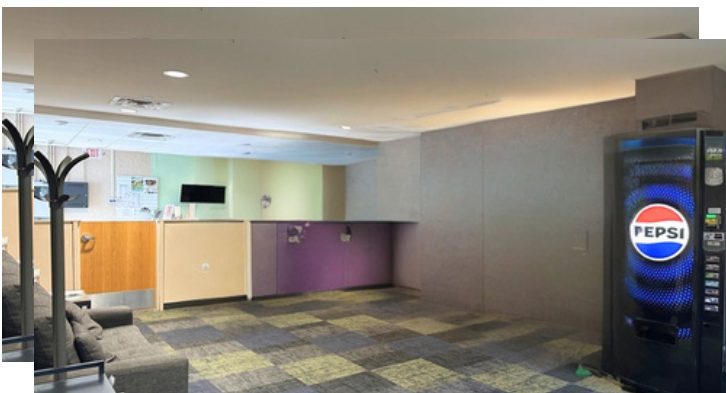
H-2 Zoned 29,540^{+/-} SF 1.04 Acres



Laura M. Bell
Broker | Manager
(402) 432-9914
lbell@crgnebraska.net
www.crgnebraska.net

Flexible Commercial Property Endless Possibilities!

- Fitness center / indoor sports facility / aquatic center
- Restaurant
- Childcare / early education facility
- Dog daycare / veterinary clinic
- Medical / dental / wellness clinic
- Retail showroom / big box / multi-tenant retail
- Light industrial / warehouse/distribution
- Professional office
- Mixed use development



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Information deemed reliable but not guaranteed