



# For Sale

5612 South 49<sup>th</sup> Street, Unit A, Lincoln, NE  
**\$825,000**

*Information deemed reliable but not guaranteed*



## PROPERTY DESCRIPTION

**I-1 Zoned in South Lincoln near Old Cheney Rd.**

- Approximately 4,656 SF (64%) of total building
- Total parking area is 10,812<sup>±</sup> SF of the South 49th Condo
- Warehouse area with a 10 ft by 10 ft overhead door, a showroom, and storage spaces
- Roof replaced in 2021 with a Firestone-manufactured single-ply membrane and a high-performance TPO roofing system
- Two private offices and a meeting room
- Three restrooms and a shower

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

[www.crgnebraska.net](http://www.crgnebraska.net)

