

# For Sale



## New Price!

5612 South 49<sup>th</sup> Street, Unit A, Lincoln, NE

**\$785,000**

*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

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