



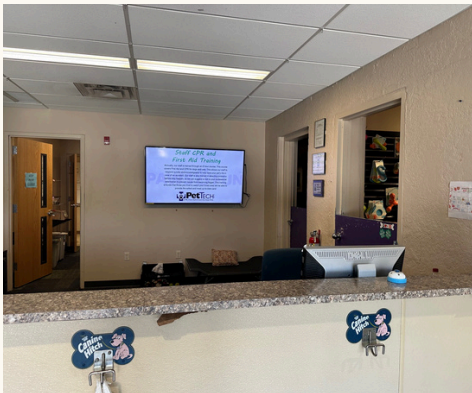
**\$2,750,000**

**H-2 Zoned 29,540<sup>±</sup> SF 1.04 Acres**

**222 N 44<sup>th</sup> Street  
Lincoln, NE 68503**

### PROPERTY FEATURES

- 3 turfed inside play areas and 1 outdoor play area all with built-in drainage systems
- Indoor and outdoor pools
- 4 private grooming rooms
- Boarding suites for dogs and cats
- 5 bathrooms, 1 with shower
- Laundry with floor drains
- Conference room and large office spaces
- Easily convertible spaces for any need



*Information deemed reliable but not guaranteed*



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





