

ABSOLUTE AUCTION SELLING REGARDLESS OF PRICE

2902 NORTH 83RD STREET, OMAHA, NE 68134

LIVE & ON-LINE AUCTION - AUGUST 1, 2023 2:00 PM (CENTRAL STANDARD TIME) ON-LINE BIDDING CURRENTLY OPEN



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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FOR SALE

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PROPERTY DESCRIPTION

Mixed-use property selling regardless of price.

PROPERTY HIGHLIGHTS

- Hard Corner lighted intersection
- Mixed-use property
- Residential unit above commercial space
- Tremendous visibility from Maple Street
- Pole sign in place

LOCATION DESCRIPTION

Located on the NW corner of 83rd & Maple.

OFFERING SUMMARY

Sale Date & Time:

August 1, 2023 2:00 PM (CST)
Live On-Site
On-Line Bidding Available

Sale Price:

Absolute Auction
Selling Regardless of Price

Lot Size:

0.14 Acres

Building Size:

1,550 SF

CONTACT

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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TERMS AND CONDITIONS OF SALE:

\$5,000 deposit due day of sale. Balance upon closing. Closing date to occur on or before September 1, 2023. Owner makes no warranties of any kind expressed or implied. All information was derived from sources believed correct but is not guaranteed. All interested parties are encouraged to inspect the property prior to the real estate auction. Buyer shall rely entirely on their own information and inspection of the property. This property is selling regardless of the sale price. No liability for accuracy, errors, or omissions are assumed by the seller, real estate or auction company. Announcements made day of sale take precedence over all written material. A 5% Buyer's Premium will be added to the sale price derived at the auction. Live on-site and online bidding. Access for inspection available upon request during normal business hours M-F.

FOR A FULL DUE DILIGENCE PACKAGE AND ON-LINE BIDDING INSTRUCTIONS, PLEASE CONTACT AGENTS.

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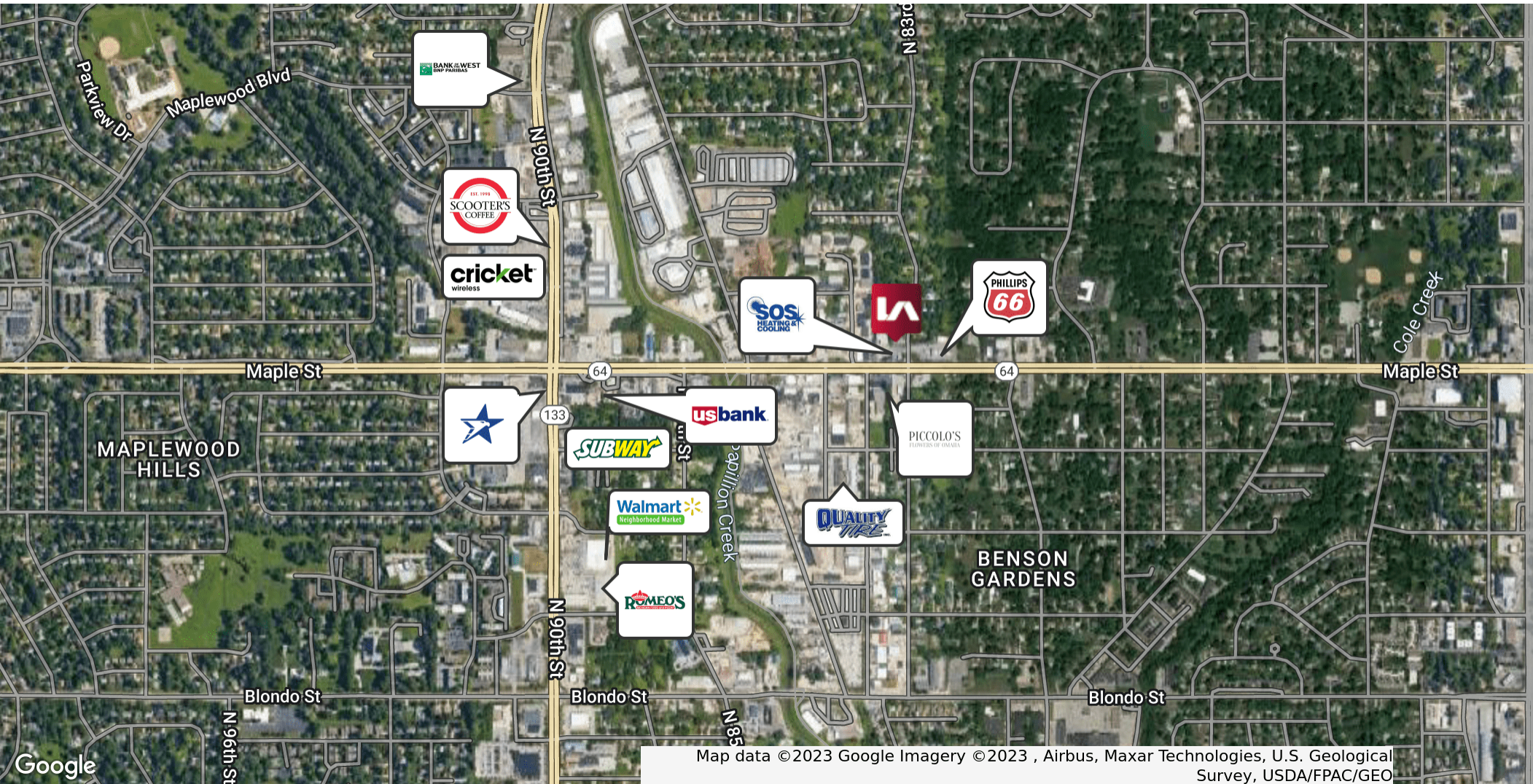
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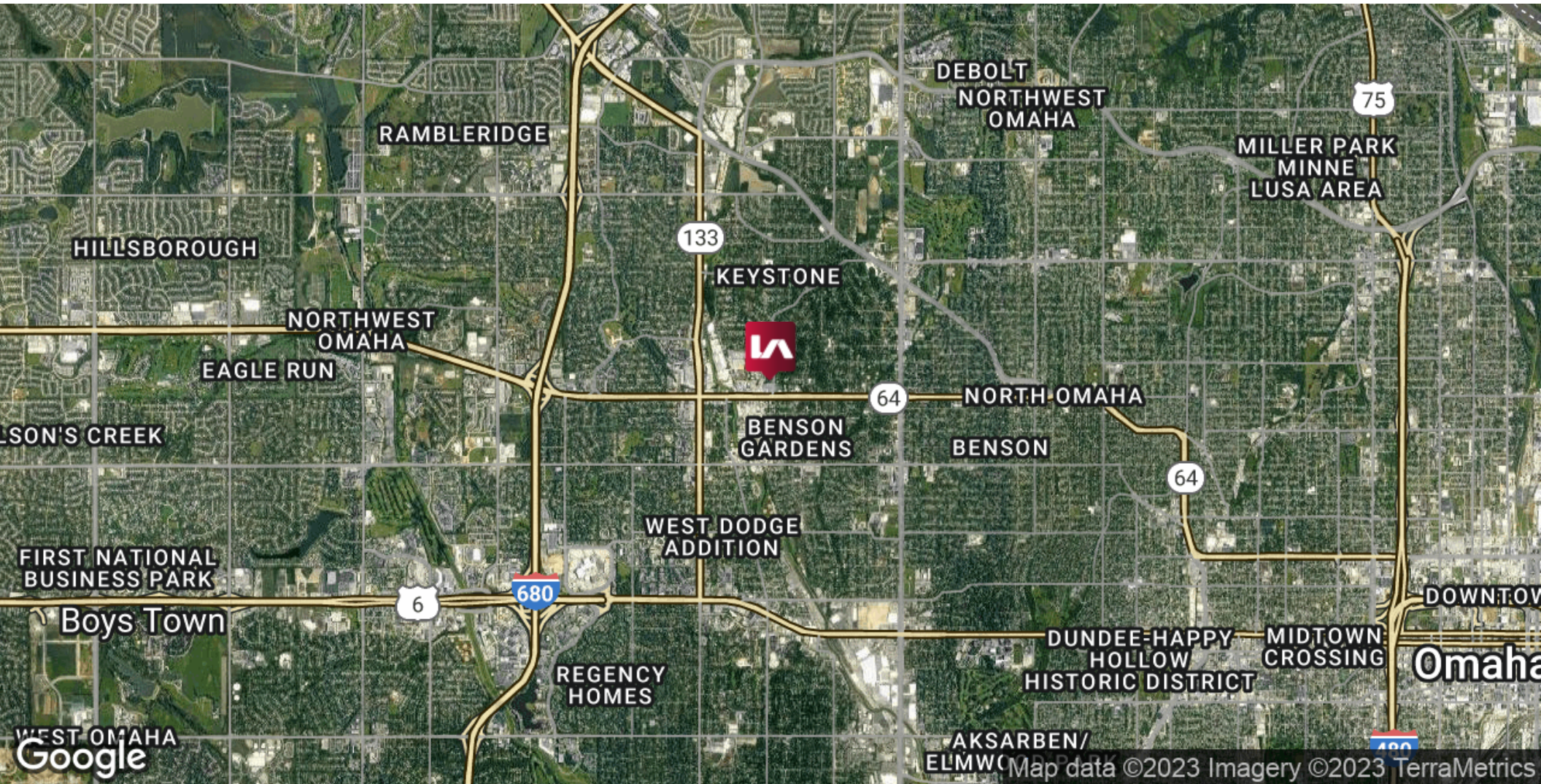
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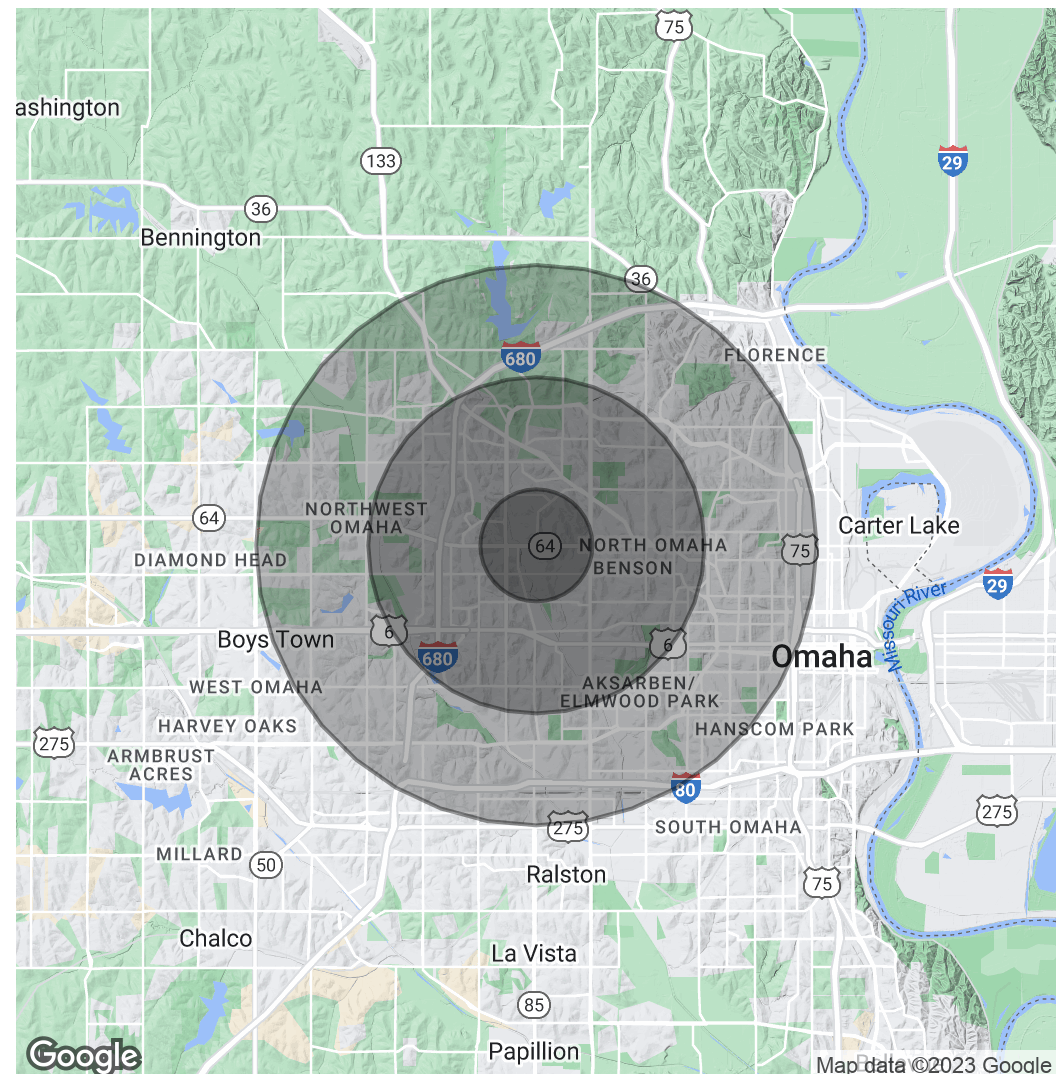
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,631	111,105	254,447
Average Age	37.5	35.9	35.9
Average Age (Male)	35.7	34.6	34.6
Average Age (Female)	42.6	37.8	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,215	49,682	113,747
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$64,902	\$75,077	\$74,577
Average House Value	\$144,419	\$169,205	\$163,390

* Demographic data derived from 2020 ACS - US Census



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