

9810-50 M STREET

56,416 SF | \$5,980,000

9810-50 M STREET, OMAHA, NE 68127



**INVESTORS
REALTY INC.**

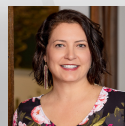
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OFFERING SUMMARY

SALE PRICE:	\$5,980,000
Building Size:	56,416 SF
Price / SF:	\$106.00
Property Type:	Office Flex
Year Built:	1989
Zoning:	CC

PROPERTY OVERVIEW

New to market sales opportunity for up to 25,000 SF owner-user to occupy building and grow into space or an investment opportunity with upside.

PROPERTY HIGHLIGHTS

- Priced below replacement cost
- Building and monument signage
- Ability to add drive-in doors
- High parking ratio
- Well-maintained, professionally managed property
- Many dining, banking, medical and shopping amenities in the immediate area
- Within walking distance to Mockingbird Hills Community Center

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BUILDING INFORMATION

Building Size	56,416 SF
Number Of Floors	1
Year Built	1989
Year Last Renovated	2009
Year Last Renovated - 9814 M Street	2018
Last Year Renovated - 9830-9834 M Street	2020
Gross Leasable Area	56,416 SF
Construction Status	Existing
Restrooms	Several
HVAC	Split
Fire Sprinklers	Yes in 9810-9830

PARKING & TRANSPORTATION

Parking Description	Individual stalls
Parking Ratio	5.5
Parking Type	Surface
Traffic Count	38,900 - 96th & L Street

SITE INFORMATION

Cross-Streets	98th & M Street
County	Douglas
Zoning	CC
Location Description	Excellent visibility to L Street. Many dining and shopping amenities in the immediate area.

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD
Broadband	Fiber

EXPENSES

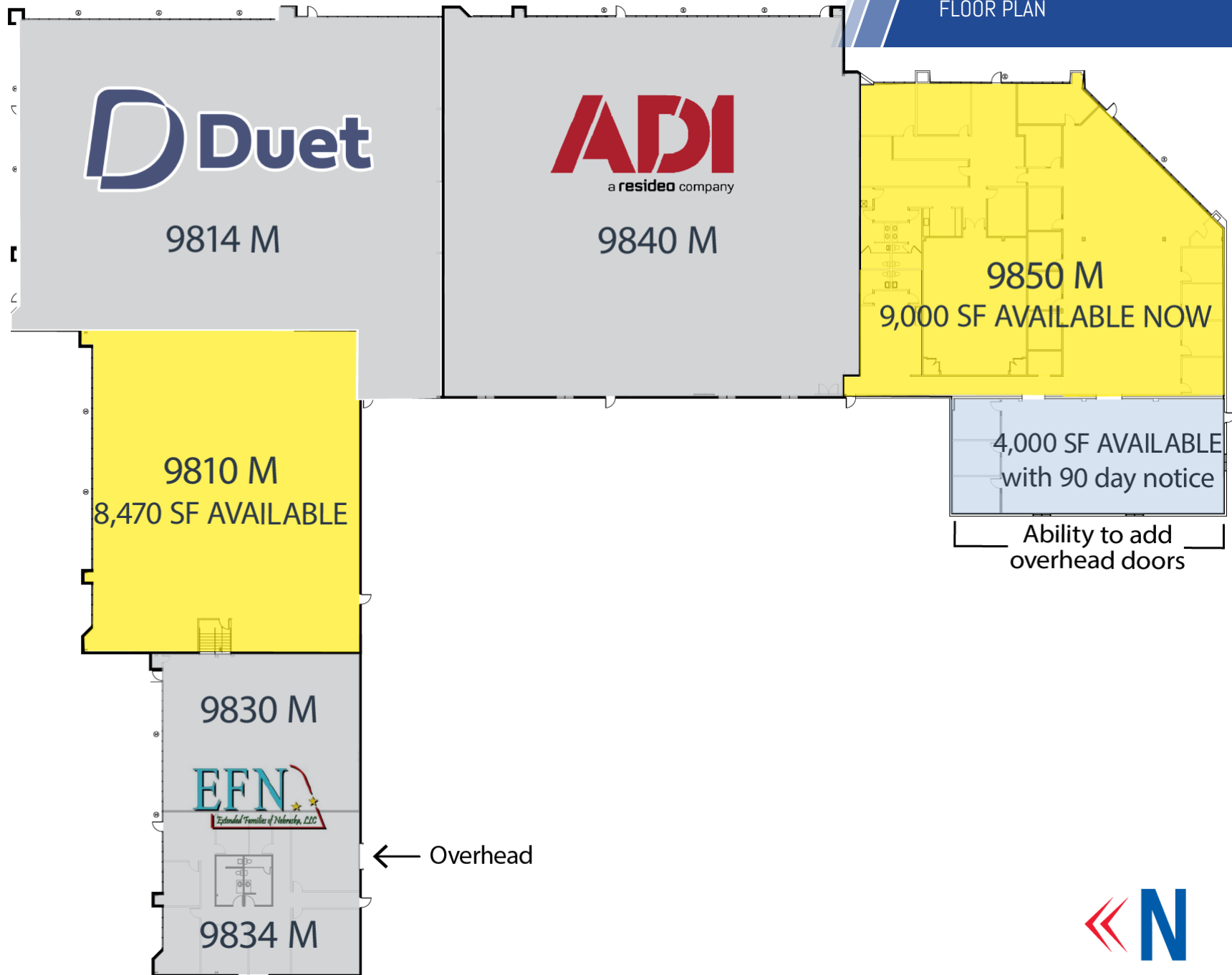
Real Estate Taxes:	\$1.18 PSF
Insurance:	\$0.22 PSF
CAM:	\$2.75 PSF
Total:	\$4.15 PSF

OFFERING SUMMARY

SALE PRICE:	\$5,980,000
Property Type	Office Flex

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,313	83,729	207,285
Total Households	4,305	35,804	87,720
Average HH Income	\$63,598	\$76,935	\$73,810





HIGHLIGHTS

- Tenant since 2018
- Formerly known as ENCOR
- Company offers assistance to people who experience developmental and intellectual disabilities
- Space renovated in 2018

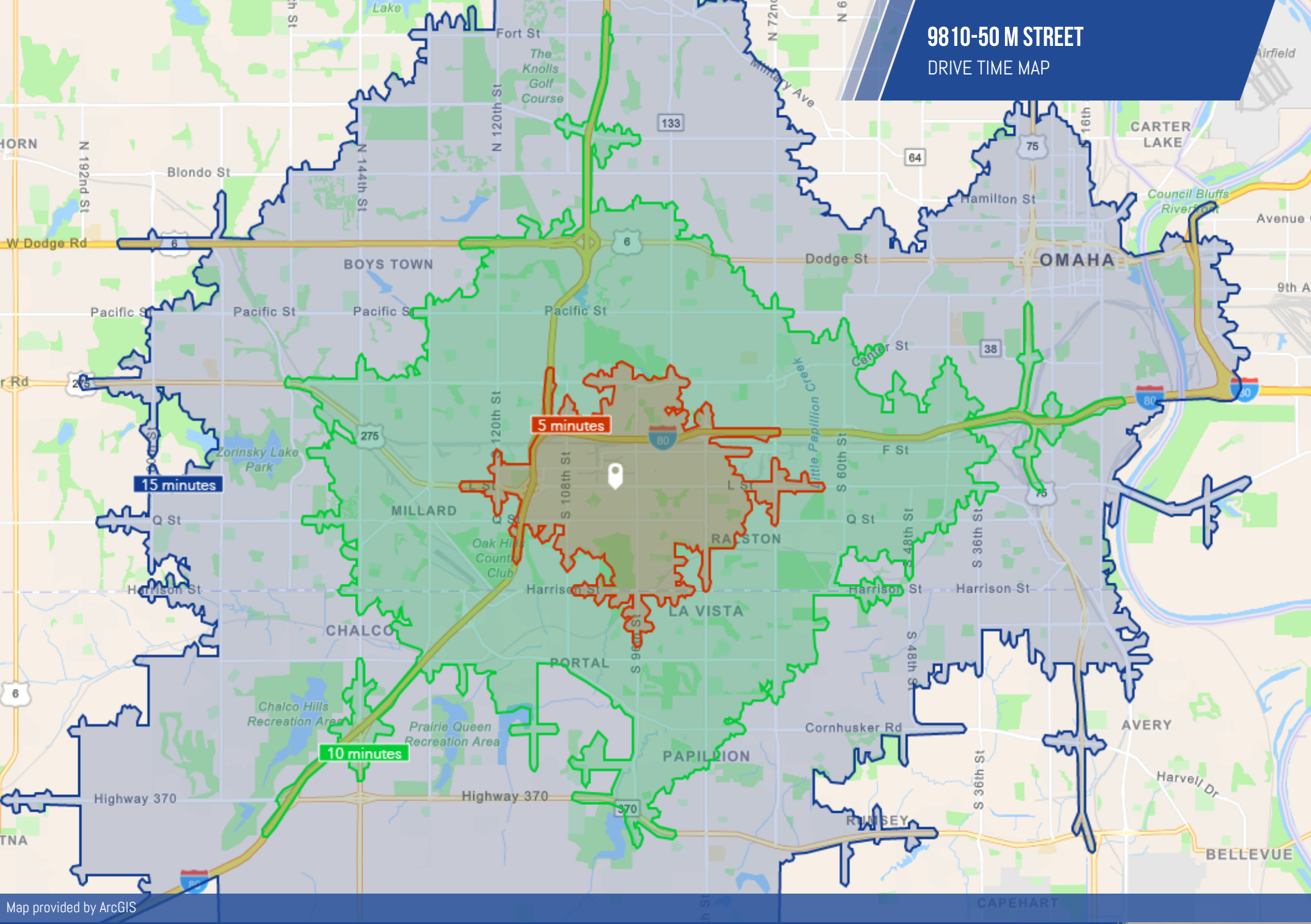
HIGHLIGHTS

- Tenant since 2020
- Provide day services through their program entitled "Abilities"
- EFN is a Shared Living provider
- Space renovated in 2020

HIGHLIGHTS

- New Tenant as of 2023
- Provider of security products
- Global footprint with over 200 locations

9810-50 M STREET DRIVE TIME MAP



Map provided by ArcGIS

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AERIAL MAP



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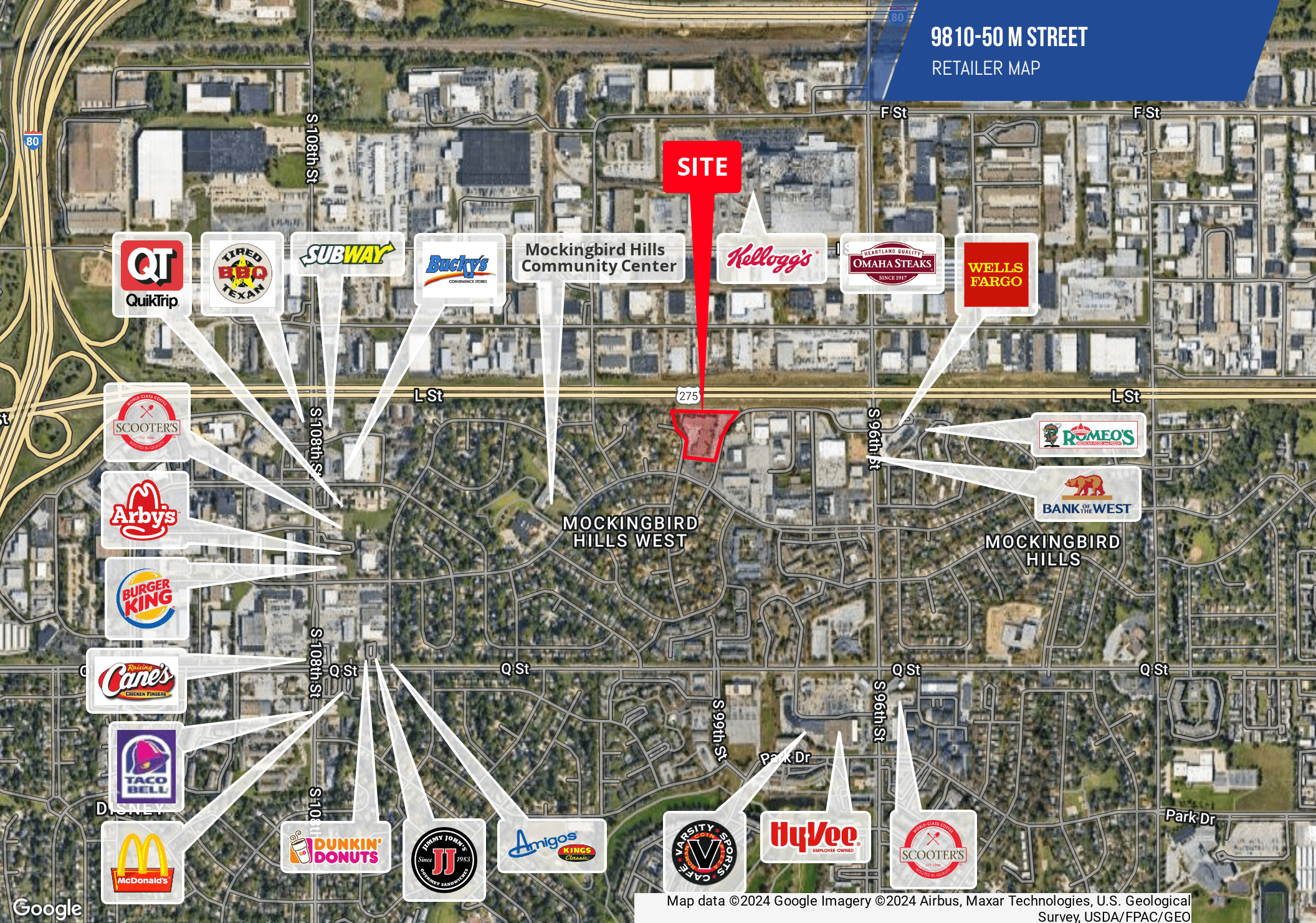
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RETAILER MAP



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ADDITIONAL PHOTOS

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