



Building information

Type of Listing:	Building for Sale or Lease	Intersection:	204 th & Blondo St
Sale Price:	\$350,000	Submarket:	
Lease Price:	\$15.00/PSF	Real Estate Taxes:	\$3,293.16 (2017)
Operating Type:	MG	Construction:	Wood frame, block
Total SF Available:	2,400 SF	Ceiling Height:	10'
Building SF:	16,509	HVAC:	Control
Lot Size:	Acres/SF	Roof:	Pitched
Year Built/Renovated:	2011 / 2014	Sprinkler:	No
Parking:	Ample	Length of Lease:	Negotiable
Restrooms:	Two (2) ADA	TI Allowance:	Negotiable
		Rent Escalator:	Negotiable
		Lease Form:	Landlord's

Comments: The property is a separate but adjoining space of a larger development.

Overview

Flex building in a newer multi-tenant building now available for sale or lease. Join other successful businesses in a great location in Waterloo and just minutes from West Omaha!

Built in 2011, this building has two overhead drive-in doors, warehouse space, and beautifully finished retail/showroom space. Would also make a beautiful office.

The 2,400 SF condo space includes two private offices, fireplace, restrooms and kitchenette.

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.

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FOR SALE OR LEASE > RETAIL BUILDING

2515 RIVER ROAD DRIVE

WATERLOO, NE 68069



Accelerating success.

Interior photos



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Aerial



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