

ASHTON BUILDING

1218 Nicholas Street, Omaha, NE 68102

NODO
REDEVELOPMENT
OPPORTUNITY!



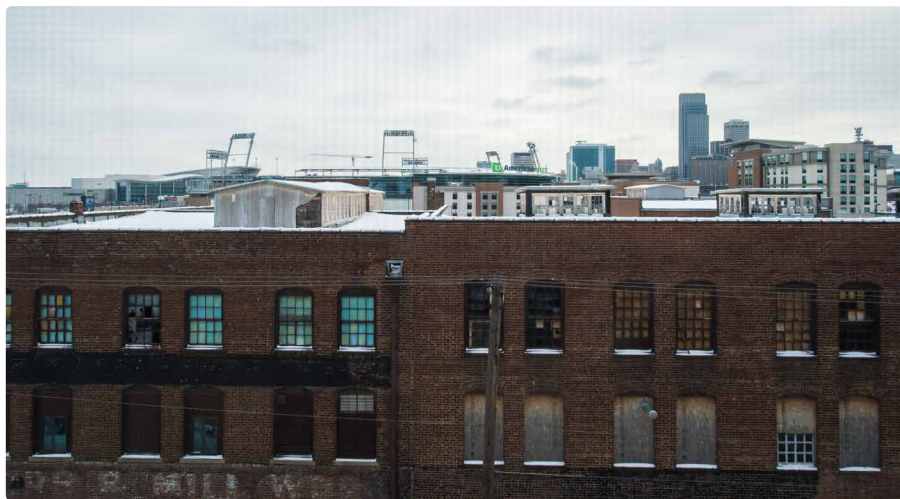
DESCRIPTION

One of the last large brick warehouses available for redevelopment in Omaha! The Ashton Building sits on one full block between 12th and 13th Streets along Nicholas. The property is composed of three separate buildings that are now connected. Each floor boasts a 1+ acre footprint.

Unique features include Douglas Fir and Redwood beams, hardwood floors & views toward Missouri River & T.D. Ameritrade Ballpark.

PROPERTY DETAILS

Price	\$6,800,000
Building Size	190,508 SF
Price PSF	\$35.69
Building Class	C
Zoning	Central Business District
No. of Floors	4
Total Site Area	2.25 Acres
2015 Taxes	\$39,852.70




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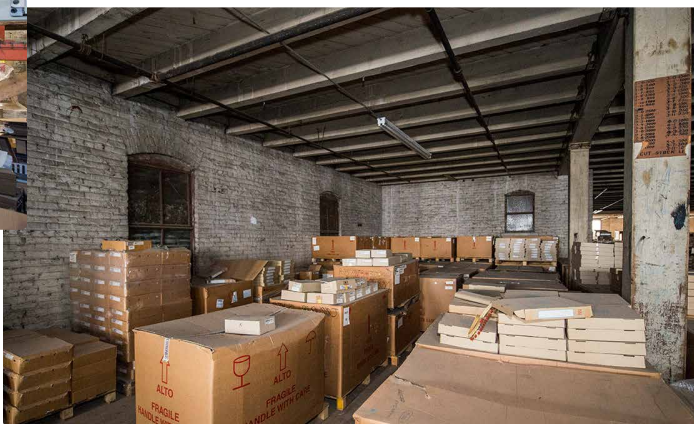
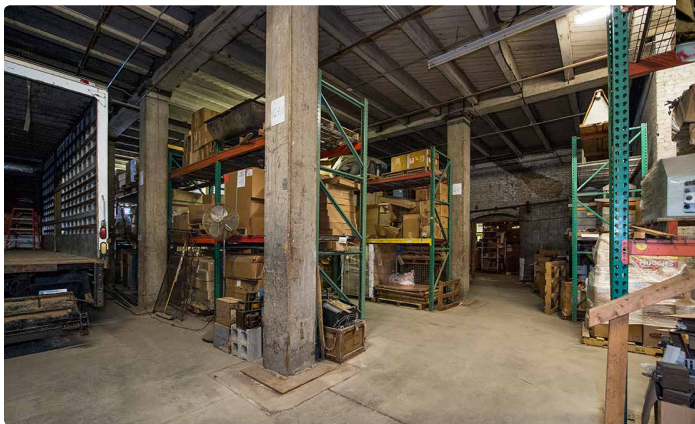
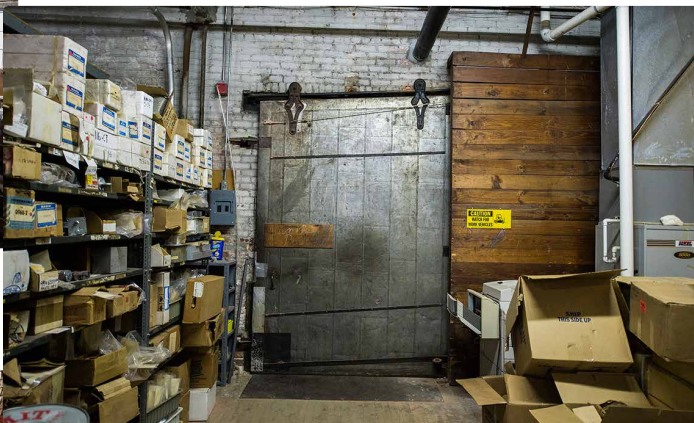
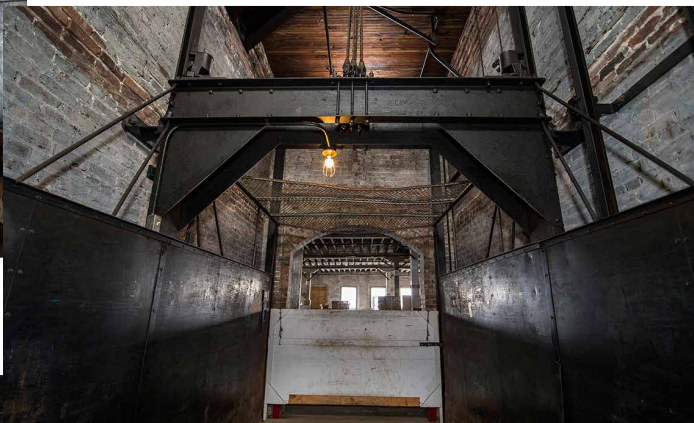
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PHOTOS

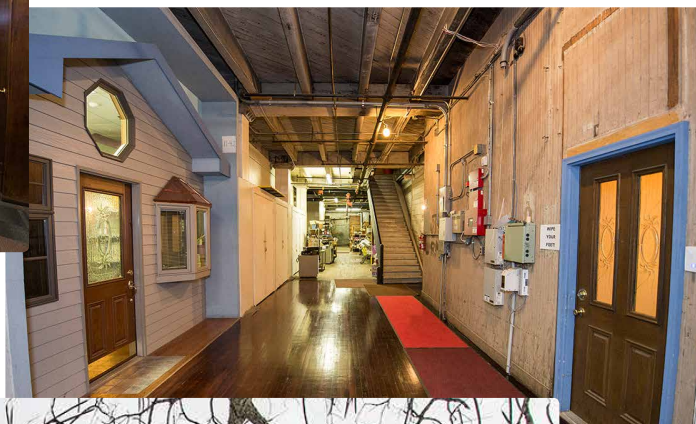
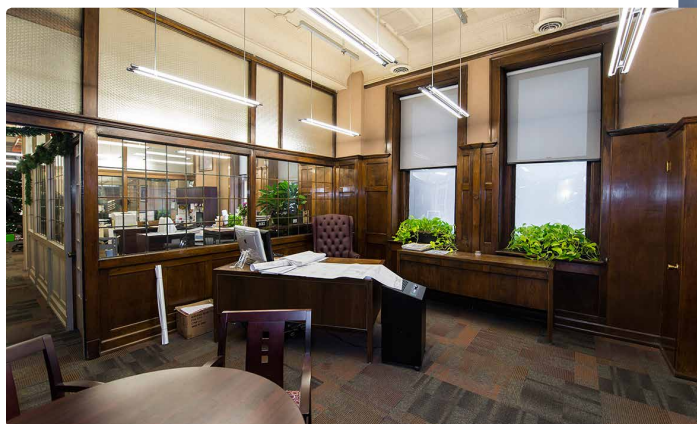
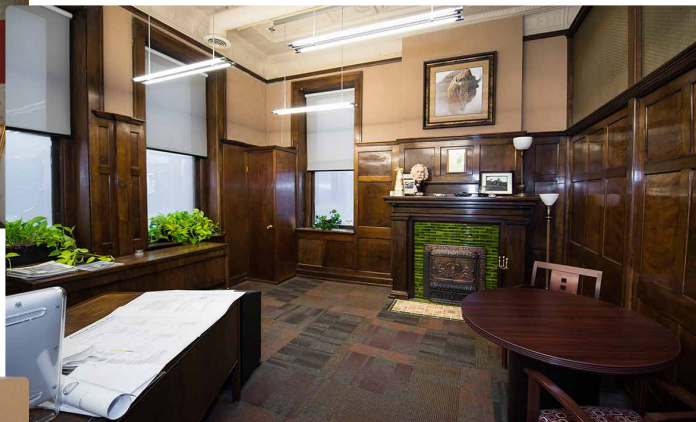
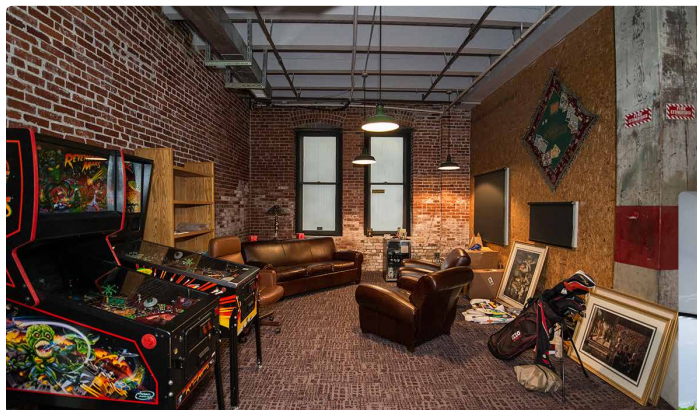


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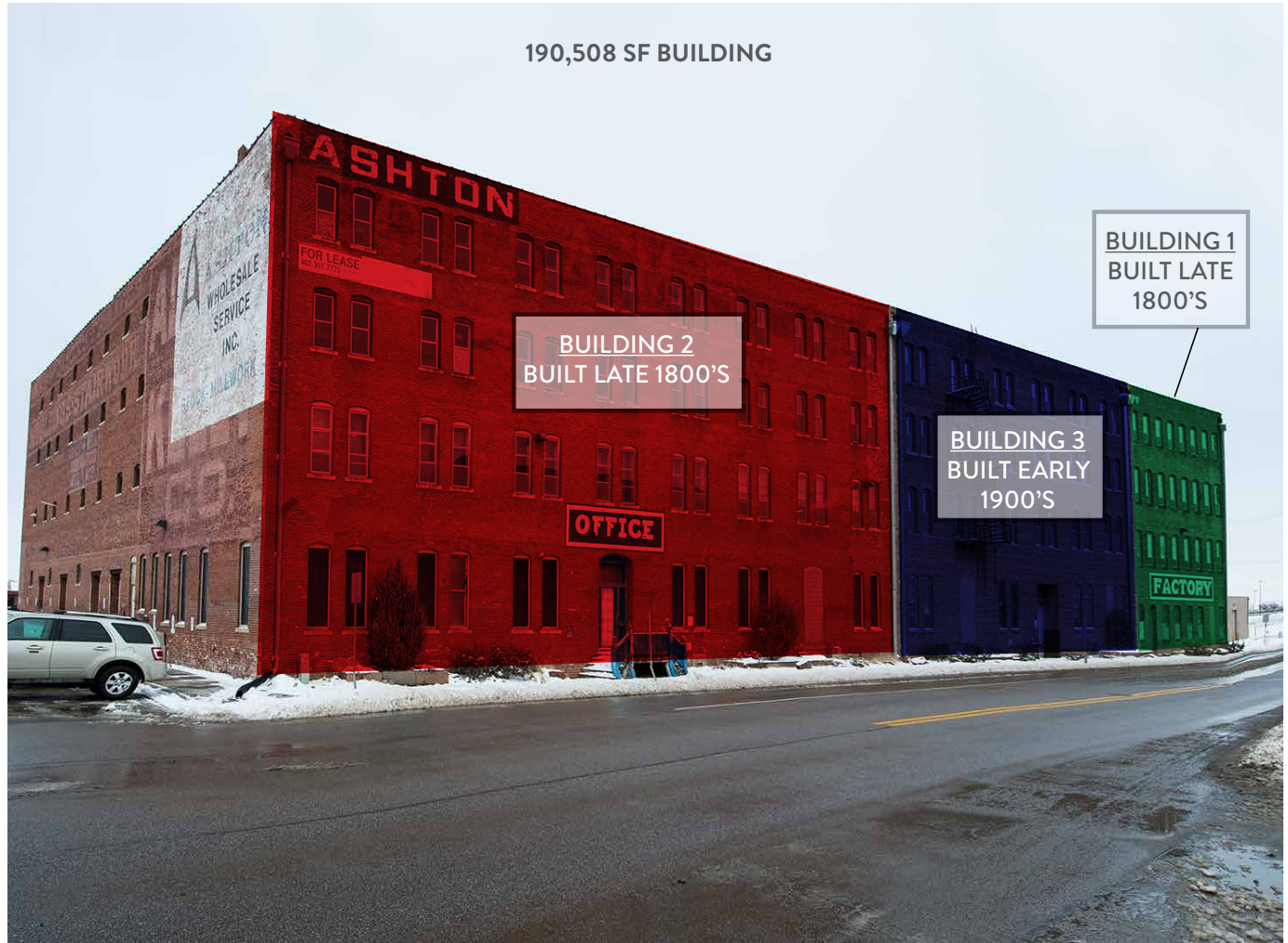


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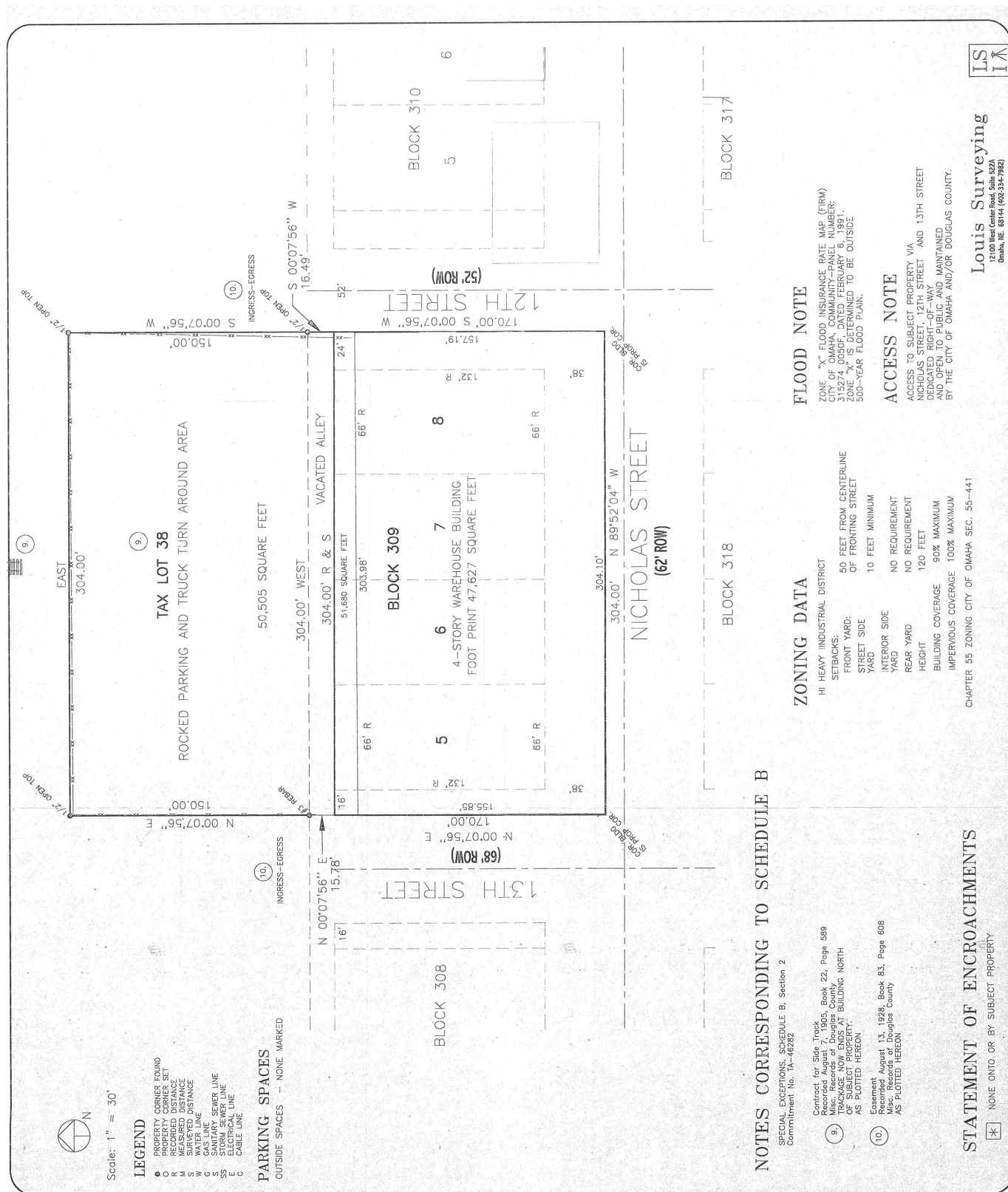
BUILDING LAYOUT



BUILDING DETAILS

- + Douglas County Assessor data states year built of 1900, however historical data is inconsistent with this information.
- + Each floor has over 47,000 square feet (which is over one acre per floor!)

SURVEY



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AREA MAP

