

BUSINESS & HOBBY CONDOS



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1435 West O Street
Lincoln, NE 68522

STORAGE CONDO FEATURES

- SIX UNITS AVAILABLE. EACH 1,428 SQ. FT.
- WOOD FRAME/STEEL SKIN
- 16' HIGH SIDEWALLS
- 10' X 12' INSULATED ALUMINUM DOORS WITH OPERATOR'S
- 10' X 7' GLASS INSULATED ALUMINUM STOREFRONTS FACING WEST O STREET
- STONE/MASONRY BELTLINE ON FRONT OF EACH BUILDING
- FULLY INSULATED ATTIC
- INTERIOR WALLS FINISHED IN GALVANIZED STEEL
- ELECTRICAL SERVICE PANEL IN EACH BAY
- WATER SERVICE & METER PROVIDED TO EACH BAY
- PLUMBING FLOOR DRAINS AND UNDER FLOOR ROUGH-INS FOR REST ROOM
- 5" CONCRETE FLOORS
- CONCRETE PAVING FOR COMMUNITY PARKING AND DRIVES
- ATTRACTIVE LAWN AND LANDSCAPING
- GREAT ACCESS TO SERVICE BUSINESSES; WEST O STREET; I-80 AND THE WEST BY-PASS
- HIGH VISIBILITY, SIGNAGE AND TRAFFIC COUNTS

FOR SALE

\$149,900-\$159,900

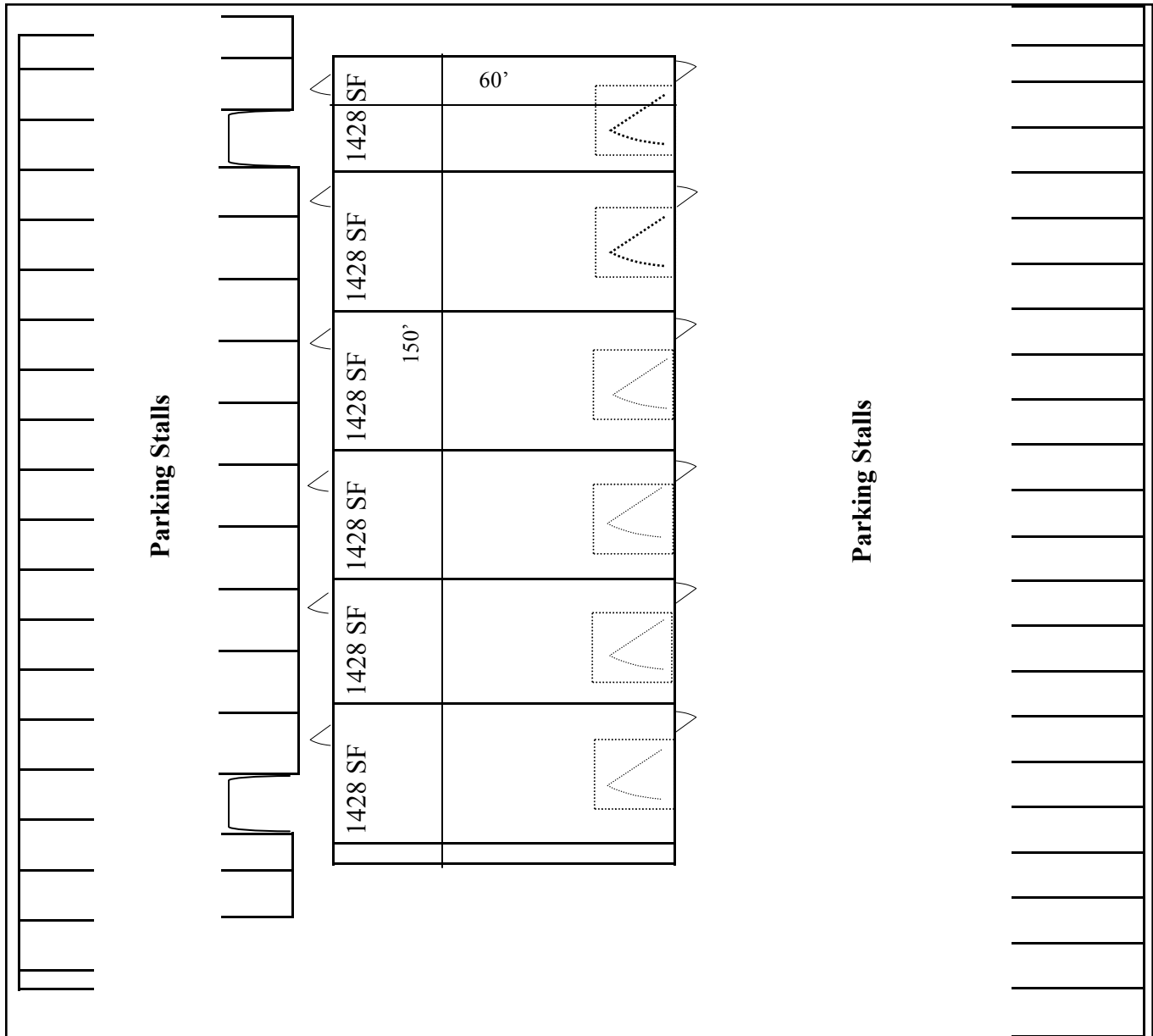
Available Late 2014



3341 PIONEERS BLVD, SUITE 1 • LINCOLN, NE 68506
OFFICE: (402) 483-2302 • FAX: (402) 483-6040 • WWW.MANZITTO.COM



FOR SALE STORAGE CONDOS



- 6-Units Available
- 1,428 Sq. Ft. Each
- Community Parking Stalls
- High Visibility, signage and traffic counts in the area
- Easy access to Lincoln, West O Street, I-80 and the West By-Pass



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