

# 1318 PARK AVENUE (LOT 5) 1319 30<sup>th</sup> AVENUE (LOT 18) OMAHA, NEBRASKA **LOTS FOR SALE**

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

PRICED AT  
**\$295,000**

**Seller: Thomas M Cold Rev Trust Etal**

Contact Your Listing Agent

**Ron Stock 402.649.3705**

Explore the Property from Above

**DRONE TOUR**



## Lot 5 Information

This lot is zoned as commercial. This is a perfect lot for a restaurant, mall, grocery store, office building, hotel, manufacturing shops and much, much more. The location is in "Mid-town" Omaha, which is approximately a mile from "The Old Market" and all the new developments going on in downtown Omaha, not to mention that Mid-town is an up-and-coming area with new development plans!

This lot can be accessed from either the Leavenworth or Martha exit and I-480. It is located 1/2 block north of beautiful Hanscom Park (which includes - a wading pool and multiple tennis courts), the Home of Gerald Ford, the Omaha Medical VA Center, UNO, the Nebraska Medical Center, just to mention a few highlights.

## Legal

Hanscom Place Addition - Lot 18 Block 11 50 x 150, zoned as R7.

## 2023 Taxes

Paid by Owner but will be prorated on the day of sale.

## Lot 18 Information

This lot is zoned as R7 (which refers to medium Density Multiple Family Residential - the lot already has an existing slab to be built on. The location is in "Mid-town" Omaha which is approximately a mile from "The Old Market" and where all the new developments are going up in downtown Omaha, not to mention that Mid-town is an up-and-coming area with new development plans.

This lot can be accessed from either the Leavenworth or Martha exit and I-480. It is located 1/2 block north of beautiful Hanscom Park (which includes - a wading pool and multiple tennis courts), the Home of Gerald Ford, the Omaha Medical VA Center, UNO, the Nebraska Medical Center, just to mention a few highlights.

## Legal

Hanscom Place Addition - Lot 5 Block 11 50 x 150, zoned as commercial.

## Location

Located in Midtown Omaha – 1318 Park Avenue and 1319 30th Avenue, Omaha, NE 68106

