

# Investment Property For Sale

\$352,000

14235 Q Street  
Omaha, Nebraska 68137

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**BERKSHIRE  
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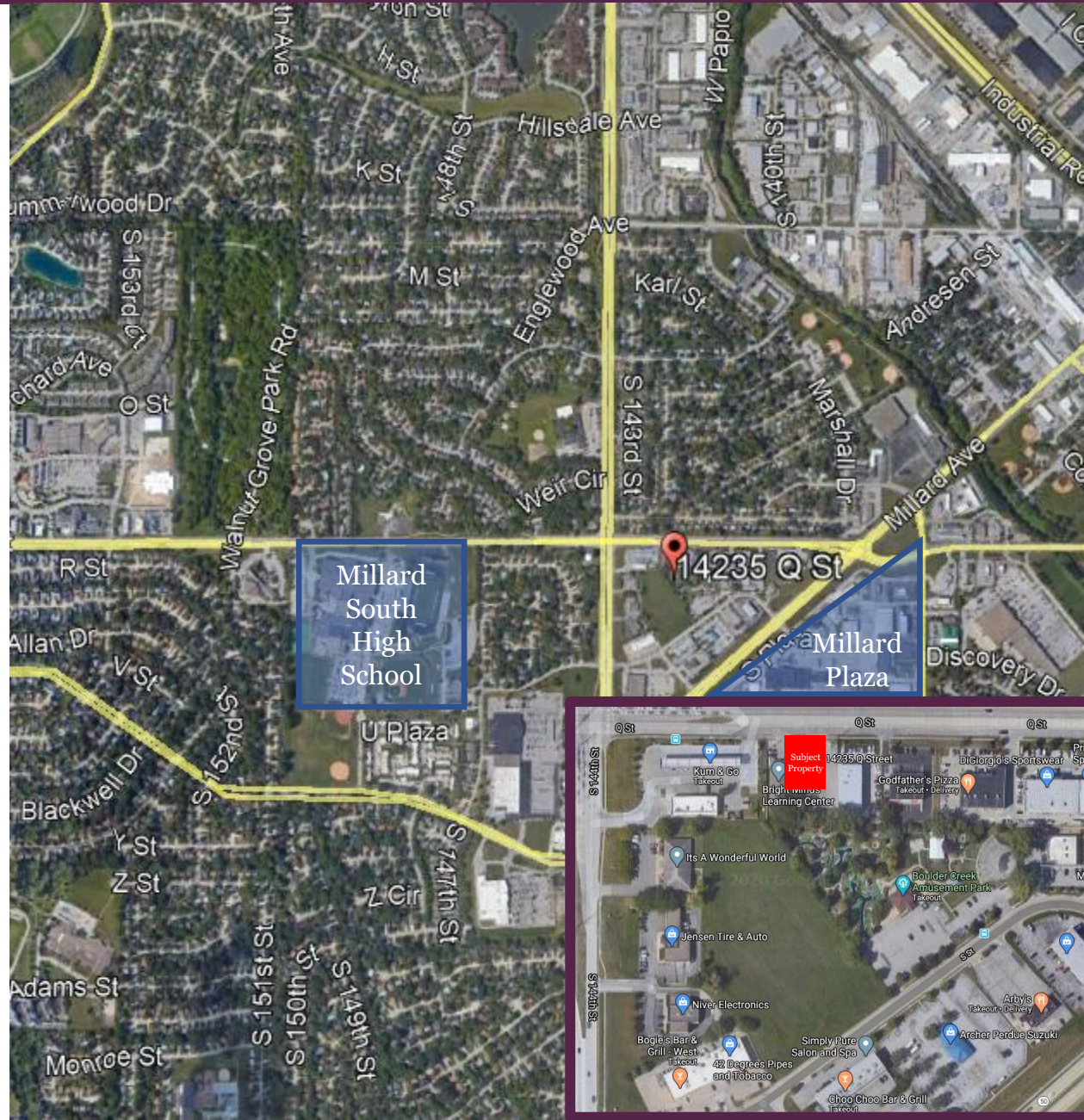
# Opportunity Highlights

**Excellent opportunity to acquire an investment property occupied by Subway for several decades.**

- Long-time, brand name tenant
- Attractive 7.5% cap rate
- Ample parking on 0.4 acre lot
- Excellent signage
- Drive-thru

Located at 144<sup>th</sup> & Q, near Millard South High School, the Millard business district and numerous neighborhoods, the franchise reports brisk business and a history of high performing sales.

The lease is Subway's standard lease with two-year terms and numerous renewal options granted to the tenant. The tenant currently has options through September 2039, with rent escalators equal to CPI (capped at 4%) at each renewal.





# Property Overview

List Price:	\$352,000
Cap Rate:	7.5%
Building Size:	1,438 SF
Lot Size:	0.4 AC / 17,394 SF
Year Built / Renovated:	1978 / 2001
Parcel #:	1745260400
Est. Rent:	\$34,380
Real Estate Taxes:	\$5,899 (2019)
Est. Property Insurance:	\$2,088
Est. NOI:	\$26,393
Construction:	Block
Heat & AC:	Rooftop split
Roof:	Membrane



*Disclaimer: All measurements approximate. Information furnished is from sources deemed reliable but is not guaranteed by Berkshire Hathaway HomeServices Ambassador Real Estate or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.*