

# Absolute Auction

4520 South 36th Street  
Omaha, NE 68107

**- Selling Regardless of Price -**

Great opportunity to purchase a building with multiple uses.

**Building Size:** 33,283 +/- SF  
**Lot Size:** 39,360 +/- SF

**Auction Date:** Sept 27, 2018 (on site)  
**Auction Time:** 2:00 pm (CST)

**Zoned:** Heavy Industrial

**\*See 2nd page for Terms & Conditions\***

**Listing agent:**

**S. Scott Moore**  
402 677 3004  
smoore@omnepartners.com

**omnepartners.com**



13340 California Street, Suite 100  
Omaha, NE 68154  
402 697 8899

4520 S. 36th St.  
Omaha, NE  
[Aerial](#)



#### Terms & Conditions of Sale

\$10,000 deposit due the day of sale. Balance due upon closing. Closing to occur 30 days from auction.

Owner makes no warranties of any kind expressed or implied. All information was derived from sources believed correct, but is not guaranteed. All interested parties are encouraged to inspect the building prior to the real estate auction. Buyer shall rely entirely on their own information and inspection of the property and building. No liability for accuracy, errors, or omissions are assumed by the sellers, real estate or auction company. Announcements made day of sale take precedence over all written material.

**For a Full Diligence Package, contact Auctioneer, S. Scott Moore at (402)677-3004.**

NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements