

**FOR SALE**

**1029-1031 M St, Lincoln, NE 68508**



Great opportunity to own a building in downtown Lincoln. On the edge of the emerging South of Downtown district, this was formerly the home of a bar making it an ideal location to quickly set up a bar operation. The space includes a large main bar area, small kitchen, walk-in cooler, large bar, and additional rooms for seating, games, and other activities. Large wraparound, partially-covered deck/beer garden with service bar. Window panels can be installed to extend the use of the patio into cooler weather. The flexible B-4 zoning makes this a great location for a retail, office, or other business. The clear span construction makes it easy to convert the property to other uses and separate utility meters and two restrooms will make it easy to split the building for two separate uses or tenants. The deck/beer garden can be removed to provide up to ten on-site parking spaces.

### **Property Features**

- Sale price: \$499,900
- Building size: 5,130 sf plus deck
- Lot size: 7,100 sf
- Year built: 1900
- Traffic count: 9,800
- 50 ft lot frontage; 142 ft deep
- Wrap around deck/beer garden
- Great downtown location
- Zoning: B-4—Lincoln Business Center
- Taxes (2017): 4,885
- For more information go to <http://www.1029m.com>



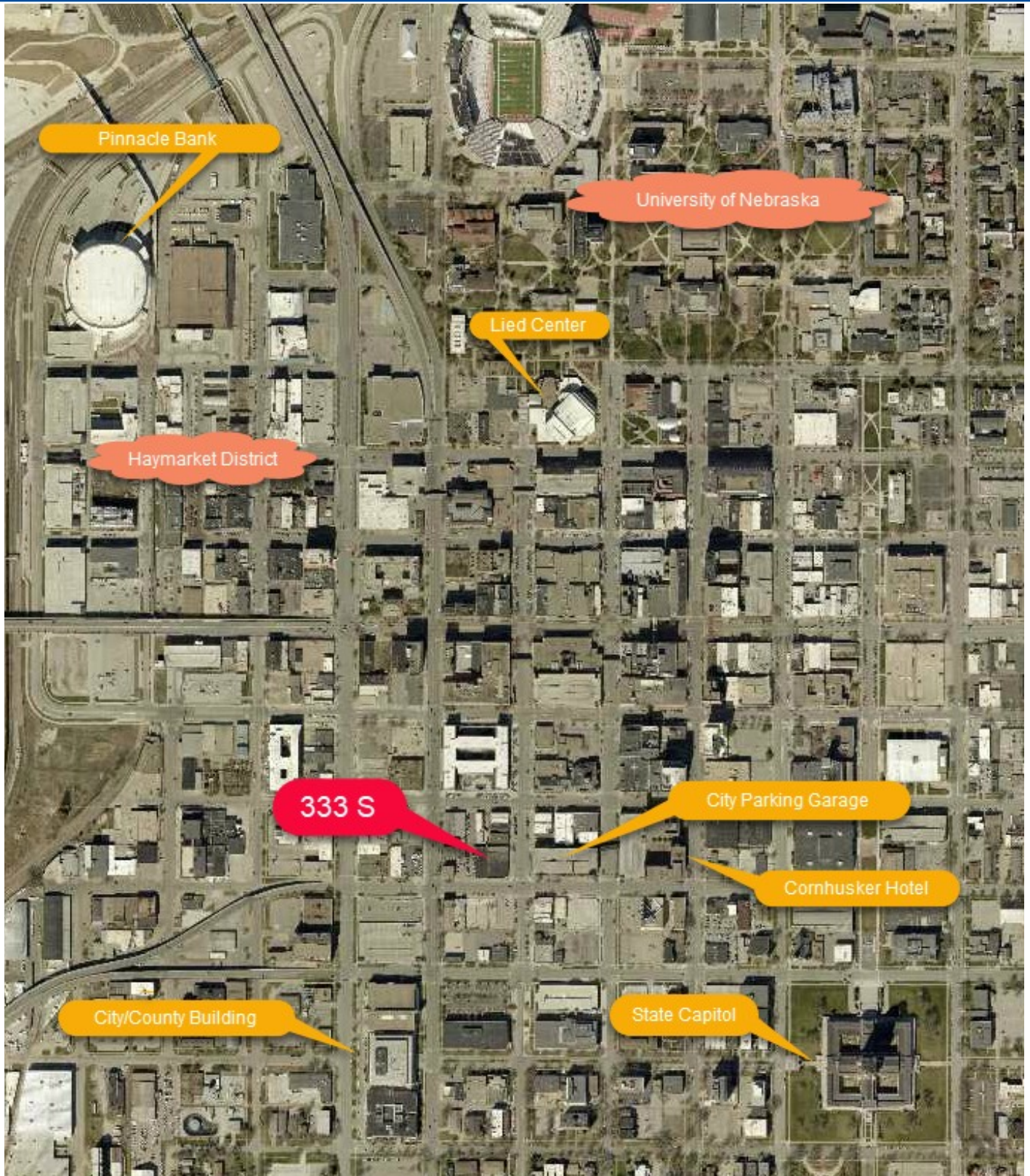
**John Grady**  
(402) 450-5826 | [jgrady@remax.net](mailto:jgrady@remax.net)

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## **Lancaster County/City of Lincoln GIS Map**

**1029 M Street**



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