

Multi-family Conversion Opportunity  
7270 Cedar St | Omaha, NE | US | Douglas County  
Available SF: 193,200 | Sale Price: \$6,950,000



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Last Updated:	Jan 27, 2025

Economic Development Contact

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Property and Area Description

Colliers is pleased to offer for sale the former Aksarben Suites at 72nd and Cedar Street in Omaha, NE. This offering provides an investor with an exceptional opportunity to convert 187 suites to multifamily use, below replacement cost. An investor will be able to capitalize on the Property’s existing infrastructure and amenities, as well as the Property’s exceptional location nearby two college campuses (University of Nebraska—Omaha and College of Saint Mary), the Aksarben Village Mixed-Use District, and the CHI Health Bergan Mercy Campus. Situated on an expansive 3.7 acre site, the Property was originally developed as a Granada Royale hotel in 1973 and features plentiful amenity space including a pool and hot tub, cafe, bar, and brightly-lit courtyard beneath a six-story atrium. Zoning of the property is currently Community Commercial; however, the City of Omaha has shown amenability to changing the use to high density residential (R-8).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation