1570 Washington St - The Gamut Building

1570 Washington Street | Blair, NE | US | Washington County Available SF: 5,724 | Lease Terms: Unknown | Sale Price: \$459,950





Building Type:	Office, Other
Available SF:	5,724
Total SF:	5,724
Number of Stories:	2
Zoning:	Commercial
Site Size:	.06 Acres
Year Built:	1881
Within City Limits:	Yes
Sale Price:	\$459,950
Sale Price Note:	459,950
Lease Terms:	Unknown
Last Updated:	Nov 20, 2024

Economic Development Contact

Mike Rooks

Gateway Development Corporation

Blair, NE 68008

| mrooks@omahachamber.org

Realtor/Owner Contact

Shawn lig / Ross Friehe Nebraska Realty (402) 491-0100

Property and Area Description

Original bank building in Blair with vault from the 1800's remains intact on the main floor and is one of the most iconic properties on Washington Street (Main) with adjacent private parking lot which is rare in the downtown area. New copper plumbing and electrical work throughout building. New boiler in 09' and new AC units in 2015 -- also new rubber membrane roof in 2015. Both bathrooms on the main floor and 2nd floor have been renovated and exterior/interior stone and woodwork done to match the existing original trim, stone, and woodwork. Additional/second exterior entrance to below grade space which includes two ADA compliant restroom spaces that have been framed out and plumbed. HIGHLIGHTS Prominent downtown building Exposed brick Expansive built out offices with high ceilings SALE NOTES Available FOR LEASE or FOR SALE --- Prominent Gamut Building in downtown Blair, NE with rare private parking lot. Prime investment/owner user opportunity! Expansive list of renovations done mostly in 2014 - 2015 with extreme attention to detail. See property description for additional details or please reach out to Shawn Ilq or Ross Friehe

Population

17,898 10 Mile Radius	330,586 20 Mile Radius	933,127 30 Mile Radius

Source: ESRI®, 2024

Households



7,028 10 Mile Radius 130,897 20 Mile Radius **368,432** 30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: Unknown Rail Served By: Unknown Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown