

**Choice Commercial
Property of Omaha, NE**

AUCTION

Saturday, Nov. 10, 2007 • 10 am

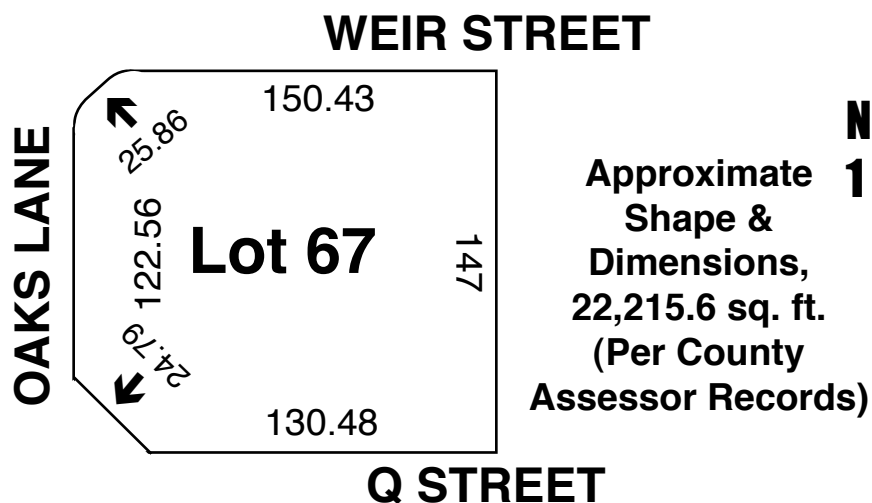
LOCATION: 12670 Q Street



GENERAL INFORMATION: Approximately 22,000 sq. ft. corner lot at the busy corner of 126th & Q St. The property is now improved by a 3 bay vehicle service type building with 3 hoists. The building has a single phase electrical service and a three phase electrical service as well. The building has a recent new rubber roof. A 24'x80' canopy stands in front of the building. The lot is 100% covered by concrete and/or asphalt. Access to the property on the south from westbound Q St. traffic, access on the west side for eastbound Q St. and Oaks Lane traffic and access on the north for all Weir St. drivers. The present building, the room to expand, plenty of customer parking and high visibility from passing motorists all make this an excellent choice to locate your business.

Included with the building are the following: Security/alarm system, commercial air compressor, tire changing machine, brake lathe, strut machine, tire balancer, 3 year-old Challenger Model ML CL10 hoist and 2 other older hoists (drive on and in floor).

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COLOR PHOTOS AT www.fowlkesrealtyandauktion.com

Development Potential

Considering the following facts, we feel this property has excellent development potential for banking, professional office space, service businesses and retail.

1. City of Omaha latest traffic count (Aug. 2005) shows in a 24-hr. period 40,432 vehicles pass by at 120th & Q St. and 41,006 at 132nd & Q St.
2. Big/level corner of approximately 22,000 sq. ft.
3. Access/exit from the property on 3 sides
4. High visibility of the property from street level
5. Located near the Oak Hills Country Club, Millard Airport and businesses and residences which show pride of ownership.

TERMS & CONDITIONS

This auction is subject to prior sale. Your offer to purchase – prior to auction will be considered.

Terms of sale are cash with a 10% of purchase price earnest deposit at signing of offer calling for the balance of purchase price on or before 30 days. Cost of title insurance will be divided equally between buyer and seller.

A Phase 1 inspection of this former gas station was conducted Dec. 2001 showing it to be in suspended status with monitoring wells abandoned in 1998. (No petroleum product in tanks, located to rear of the property, for 2 years).

This is a cash sale, buyers must have any needed financing arranged prior to bidding or making an offer. No bids/offers will be accepted that are made subject to financing.

The property, all improvements and all equipment is being sold as is with no guarantee or warranty. Information contained here in is from the seller or what we deem to be reliable sources however not guaranteed. Buyers should gather their own information and bid accordingly.

Fowlkes Realty & Auction Co. Inc. and its agents represent the seller as sellers' agents.

Auction conducted by:

WALTER ROY LOVE, OWNER



FOWLKES REALTY & AUCTION CO., INC.

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