

Re-Gen Fitness

 Douglas County, Nebraska

INDUSTRY TYPE: Medical Related
Biz,Personal Services,Fitness
INDUSTRY DETAIL: Medical Testing



\$100,000.00

Price: \$100,000.00
Down Payment:
\$90,000.00

Seller Financing*:
\$10,000.00
Seller Financing
Rate*: 7%

Anti-Aging Wellness Clinic, Rehabilitation and Fitness Training

Unique wellness clinic that provides a comprehensive approach to fitness, anti-aging and recovery from a variety of physical maladies. Combines physical workouts with blood testing, prescribed hyperbaric pressure chamber and oxygen treatments to expedite recovery or reverse the effects of aging. Offering memberships and treatment plans to suit client needs and ensure steady income. This Omaha-based wellness clinic and fitness facility has earned a solid reputation since 2021 for its integrated approach to anti-aging, rehabilitation, and personal fitness. The business specializes in helping clients restore health and vitality through tailored programs and advanced techniques in a supportive, results-driven environment. Real estate also available for purchase, only to purchaser of the business, asking price for building is \$800k. Building may be leased or purchased. Increased seller financing for business may be allowed if building is purchased.

Business History

Founded in 2021, this business was created to integrate rehabilitation and fitness into a comprehensive wellness model. Starting as a small-scale operation, it has grown steadily, expanding its service offerings and attracting a diverse clientele ranging from recovering patients to performance-focused individuals and aging adults seeking functional longevity

Competitive Overview

The business occupies a unique niche that blends wellness, fitness, and rehabilitation, setting it apart from traditional gyms, physical therapy clinics, and chiropractic offices. Its integrated, client-focused model and commitment to advanced, science-backed care provide a strong competitive edge in the local market.

Potential Growth

May rent space within the building to different practitioners such as Physical Therapists, Chiropractors and others. May also hire personal trainers or classroom trainers for individual or group physical fitness training. Opportunities for growth include expanding marketing efforts, forming referral partnerships with healthcare providers, and adding services like nutrition coaching or hormone therapy. Growth could also come from scaling the business to additional locations, offering recurring revenue packages, and targeting corporate wellness markets.

Asset Information:

Accounts Receivable:	FF and E:	Lease Improvements:	Inventory:	Real Estate:	Total Assets:
\$0.00 Not Included	\$80,000.00 Included	\$250,000.00 Included	\$500.00 Included	\$800,000.00 Not Included	\$1,130,500.00

Seller's Financial Representations:

Data Year	2024
Data Source	Tax Return
Total Sales	\$135,131.00
COGS	\$0.00
Total Expenses	\$89,886.00
Net Income	\$45,245.00
Owners Salary	\$0.00
Beneficial AddBacks	\$2,714.00
Interest	\$0.00
Depreciation	\$0.00
Other	\$0.00
SDE	\$47,959.00

Operation Details:

Hours Of Operation: 8-6 M-Th 8-4:30 F 8-2:30 Sat
Hours Owner Works: 40

Historical Details:

Year Established: 2021
Years Owned: 4

Location Details:

Building Type: Free-Standing
Lease/Month: \$9,000.00
Sq Ft 7623
Terms & Options

Employee Details:

Employees FT: 1
Employees PT: 2
Managers: 1

Transworld Business Advisors of Omaha South



John Fullerton

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Receipt of confidential business information received by John Fullerton is acknowledged by signature below

Date: 04/09/2026

By:

[Sign Here](#)

The seller provides all data and financial information on this business for informational purposes only. The broker does not warrant the above information and advises the buyer to seek professional advice when purchasing a business. This offering by the seller is subject to change or withdrawal without notice. This information sheet has been prepared on a confidential basis exclusively for: Megan Morrison

Property Summary

1

9722 Mockingbird Dr

Omaha, Nebraska 68127 (Douglas County) - South Central Submarket

★★★★☆

Office

Property Summary

RBA	7623 SF
Built	1982
Stories	1
Elevators	None
Typical Floor	7623 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	5.00/1,000 SF; 38 Surface Spaces



Property Details

Land Area	0.43 AC (18,809 SF)	Zoning	CC
Building FAR	0.41	Parcel	0010-8388-18
Owner Occupied	Yes		

For Lease Summary

No Data Available

Amenities

- Air Conditioning
- Conferencing Facility
- Storage Space

Available Spaces

No Data Available

For Sale Summary

No Data Available

Transportation

Parking Details	5,000/1,000 SF; 38 Surface Spaces		
Traffic Volume	5,088 on S 97th Plz (2025); 19,141 on Mockingbird Dr (2025); 5,365 on S 99th Cir (2025); 19,102 on Mockingbird Dr (2025); 708 on S 95th Ave (2025); 24,957 on S 96th St (2025); 20,089 on S 96th St (2025); 23,789 on L St (2025); 875 on S 95th Ave (2018); 776 on Q St (2025)		
Commuter Rail	Omaha Amtrak Station 	16 min drive	
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Airport	Eppley Airfield	24 min drive	
Walk Score ®	Somewhat Walkable (67)		
Transit Score ®	Minimal Transit (19)		

Property Summary

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Merc	1	-	8	Aug 2017	-

Showing 1 of 1 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	83,762 SF	↓ -26.8%
Submarket 1-3 Star	5.7%	↑ 0.4%	Months on Market	121	↓ -6.5 mo
Market Overall	75%	↑ 0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$15.44/SF	↑ 21%	12 Month Sales Volume	\$1611M	\$5.04M
Submarket 1-3 Star	\$21.63/SF	↑ 2.2%	Market Sale Price Per Area	\$102/SF	\$101/SF
Market Overall	\$25.64/SF	↑ 1.9%			

Property Notes

No Data Available