

Multifamily Grace Plaza Apartments FOR SALE

Multifamily

2006 N 18th St

(Multiple Addresses)

Omaha, NE 68110

Property Highlights

- \$3,450,000
- 24 Units
- All units are 2 beds, 1 bath layout
- Newer updates
- Well maintained

Property Description

Six-building multifamily property located near 2006 N 18th Street, Omaha, NE 68110. Each building contains four units, for a total of 24 apartments. All units are 2-bedroom, 1-bath layouts featuring updated flooring, balconies, and a private garage. Recent capital improvements include new water heaters and interior upgrades. The property is in the LIHTC decontrol period, creating an opportunity to transition units to market-rate rents and significantly increase income potential—while currently benefiting from low property taxes under LIHTC. Conveniently located near downtown Omaha, schools, and public transportation. Strong investment with stable returns today and long-term upside.



Offering Summary

Units:	800 SF
Sale Price	\$3,450,000
Year Built	1992
Lot Size	2.51 AC
Zoning	R7
Traffic Count	3,675

Listed By:

Mike Blackmon & Jimmy Tran

Cell: (402) 981-7337 & (531) 777-2368

Mike.Blackmon@bhhsambcommercial.com & Jjimmy.Tran@bhhsamb.com

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PROPERTY DETAILS

For Sale: \$3,450,000

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Omaha, NE 68110

Property Details

Property Type	Multifamily
Zoning	R7
Lot Size	2.51 AC
Traffic Count	3,675
Cross Streets	N 18th St & Grace St
Property Taxes	\$242.89/Unit (2023)

Location Information

Building Name	Grace Plaza Apartments
Street Address	2006 N 18th ST
City, State, Zip	Omaha, NE 68110
County/Township	Douglas County

Parking & Transportation

Parking Type	Surface
Parking Spaces	16

Building Information

Building Units	24
Building Class	C
Number of Floors	2
Year Built	1992

Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	1 per unit

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	10,116	125,422	249,073
Households	3,528	51,116	99,520
HH Income	\$54,574	\$63,528	\$67,665

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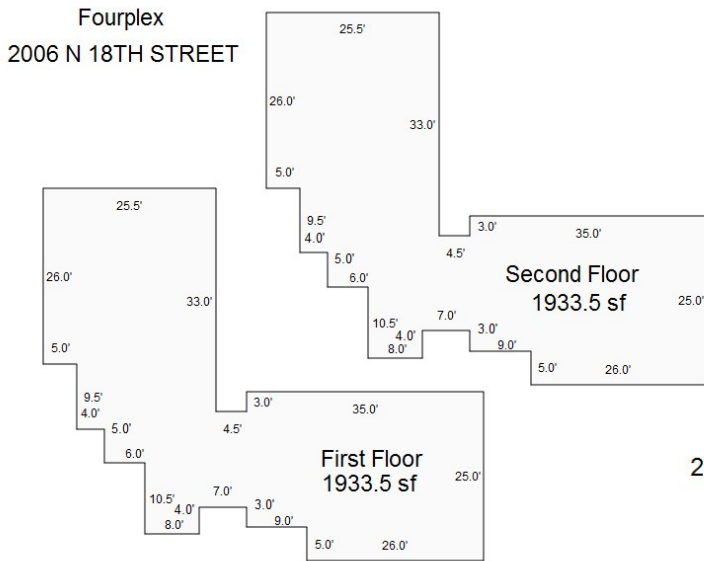
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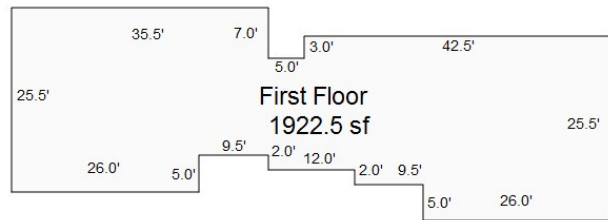
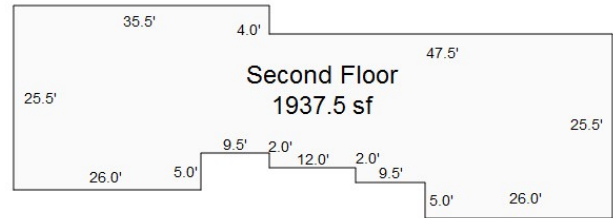
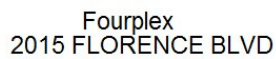
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2006 N 18th St

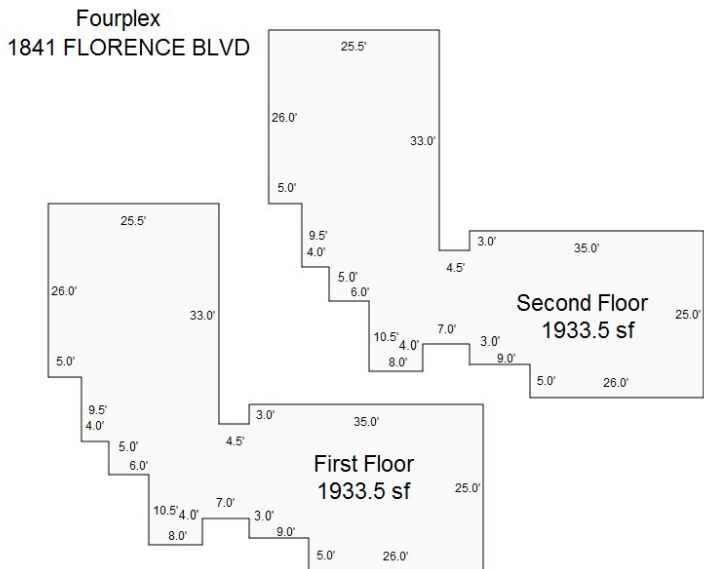
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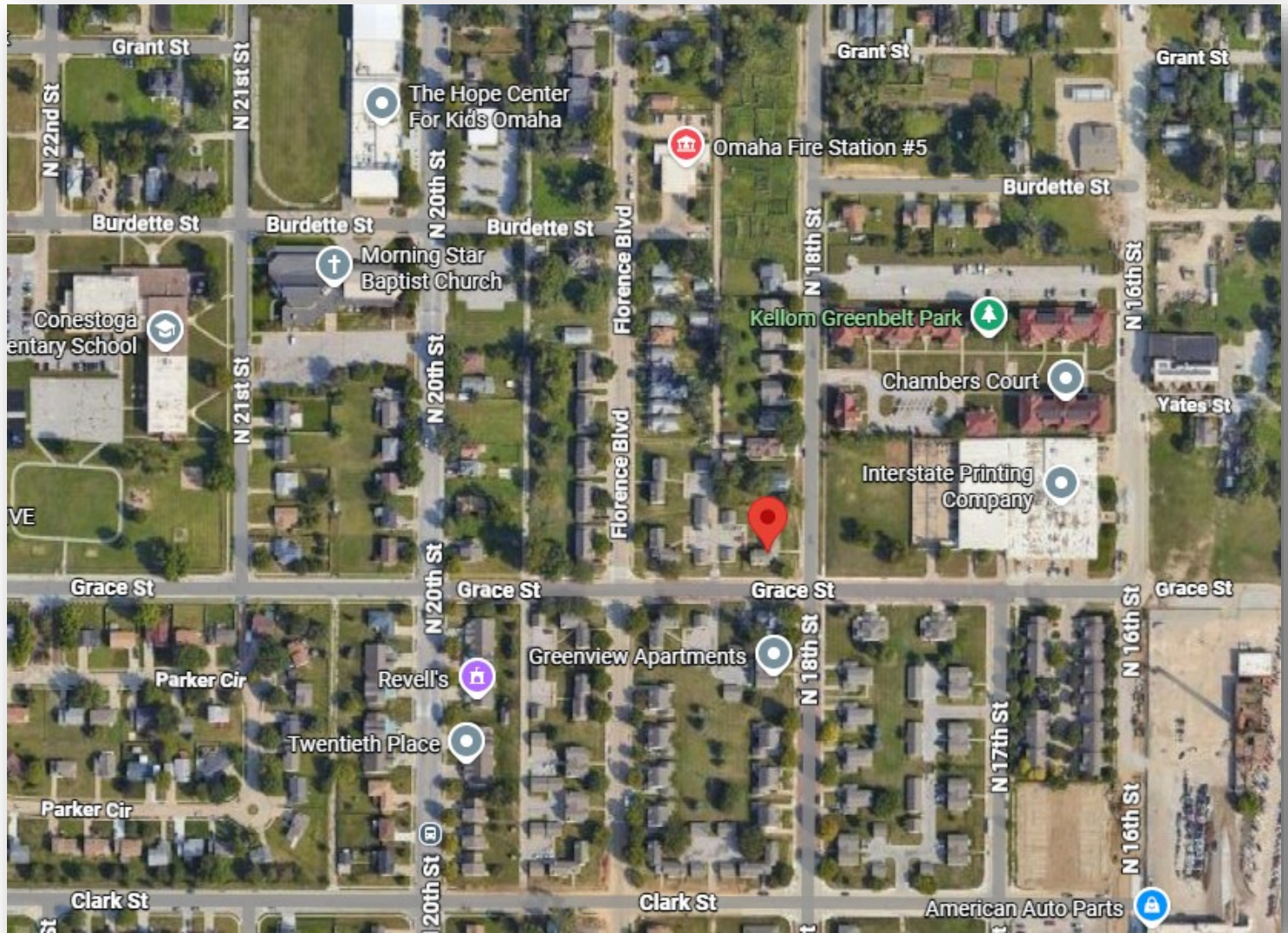


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PLOT AERIAL

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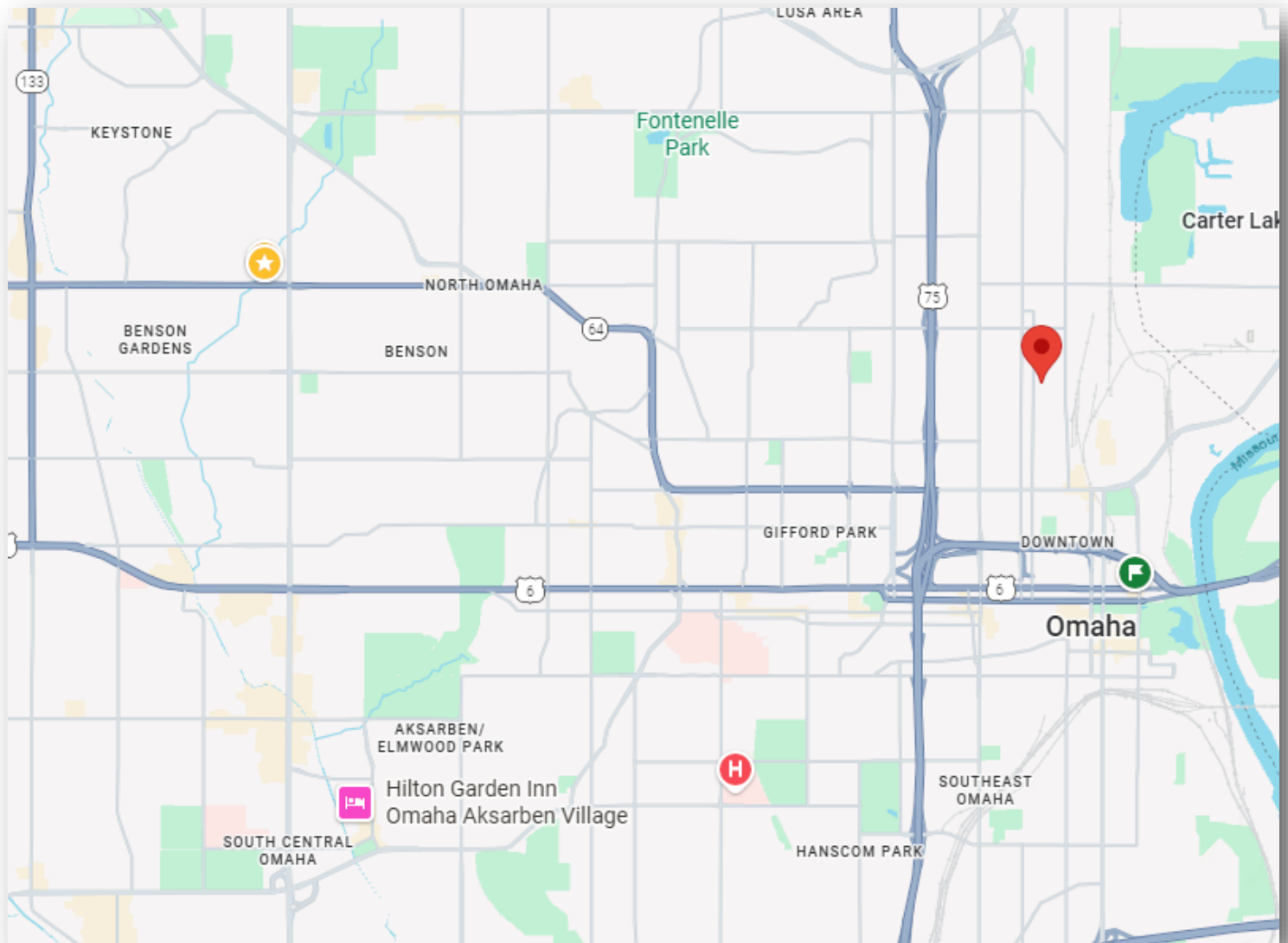
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MAP AERIAL

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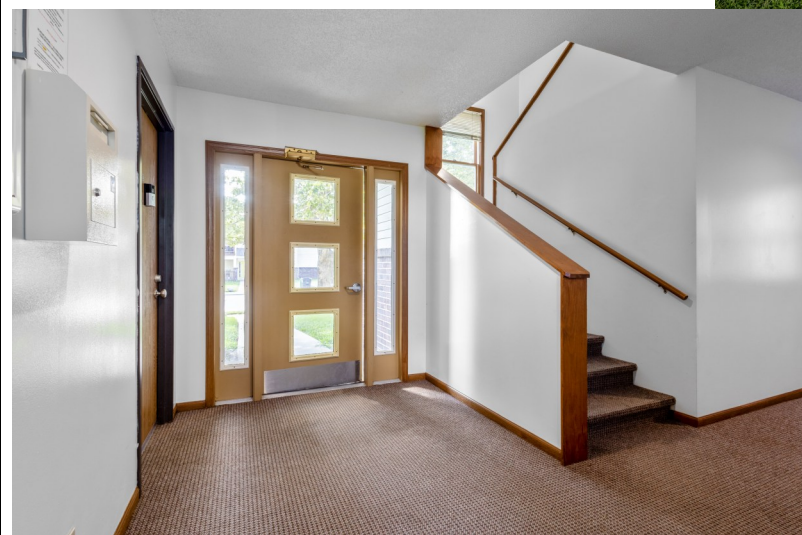
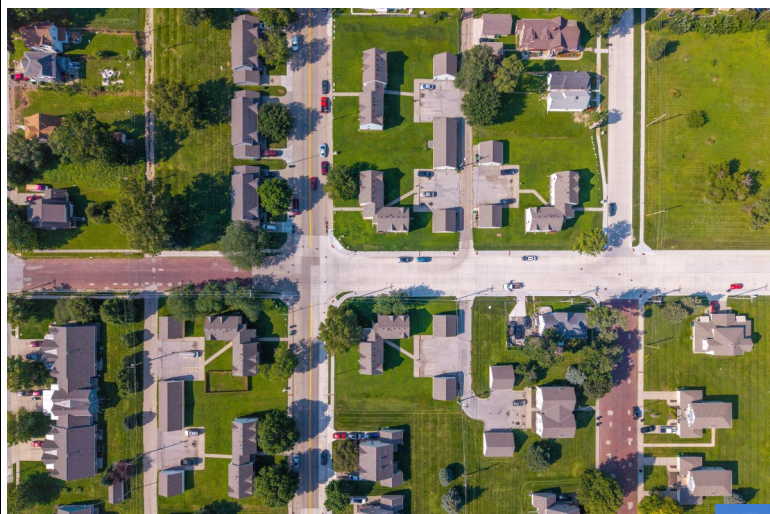
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PHOTOS

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