

525 N Gardner St, Scottsburg, IN 47170

\$100,000+ Net Annual Operating Income

10 Unit Cash Flowing Multi-Family Investment Opportunity

Introducing a prime investment opportunity in the heart of Scottsburg! This 10-unit apartment complex is fully leased and cash flowing, offering immediate returns with long-term upside. Positioned on the high-visibility corner of N Gardner Street and Lakeshore Drive, this well-maintained multifamily property has recently undergone thoughtful renovations throughout the units, providing modernized interiors that appeal to today's renters.

Each unit has been updated to enhance both comfort and functionality. The property layout is efficient and accessible, with ample parking available for residents and guests.

One of the standout features of this complex is its unbeatable location. Situated within walking distance to the serene Lake Lola Park, tenants enjoy direct access to paved walking trails that circle the lake—a perfect setting for daily walks, jogs, or simply relaxing in nature. This proximity to green space enhances tenant satisfaction and makes the property even more desirable.

In addition, the complex is just minutes from the vibrant core of downtown Scottsburg, offering convenient access to dining, shopping, local businesses, and community amenities. With quick access to I-65, residents benefit from an easy commute to nearby employment hubs while investors enjoy strong rental demand and low vacancy.

This is a turnkey asset in a growing market—ideal for seasoned investors looking to expand their portfolio or newcomers seeking a low-maintenance, income-producing property. Don't miss the opportunity to own a renovated, well-located apartment complex with built-in value and long-term growth potential!