



SKYVIEW APARTMENTS

Waterloo, Iowa, 50702



EXCLUSIVELY MARKETING BY:

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AW COMMERCIAL REAL ESTATE & DEVELOPMENT





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EXECUTIVE SUMMARY

- Skyview Apartments
- 3719 West 9th Steet
- Waterloo, Iowa, 50702
- Type: Multi-Family
- 24 Units
- Year Built: 1978
- \$1,795,000
- \$74,791 / Unit
- Projected CAP Rate: 8.13%
- Projected NOI: \$146,008
- Lot Size: 0.567 Acres

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PROPERTY DESCRIPTION

Introducing 3719 W 9th Street. This investment property in Waterloo, IA, includes 24 units, on 0.567 acres with a 30+ space parking lot included. Built in 1978, this multi-family property offers a prime location adjacent to MercyOne Waterloo Medical Center, various employers, as well as many shopping and retail centers. With a unit mix of 19 one bedroom units and 5 two bedroom units this property creates the opportunity for major value add potential.



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LOCATION OVERVIEW

The location is highly accessible, with shopping centers such as Tower Park, Crossing Point Plaza, and Ridgeway Plaza all within one mile, providing residents with a variety of retail and dining options. Healthcare access is a key strength of the site, as MercyOne Waterloo Medical Center is less than a five-minute walk away, with Allen Hospital and Sartori Memorial Hospital also nearby. Educational opportunities are abundant, with Lou Henry Elementary, Hoover Middle, and West High School all within a mile, and higher education options such as Hawkeye Community College, the University of Northern Iowa, and Wartburg College within a short drive.



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