



457 S 500 E

457 S 500 E, Provo, UT 84606



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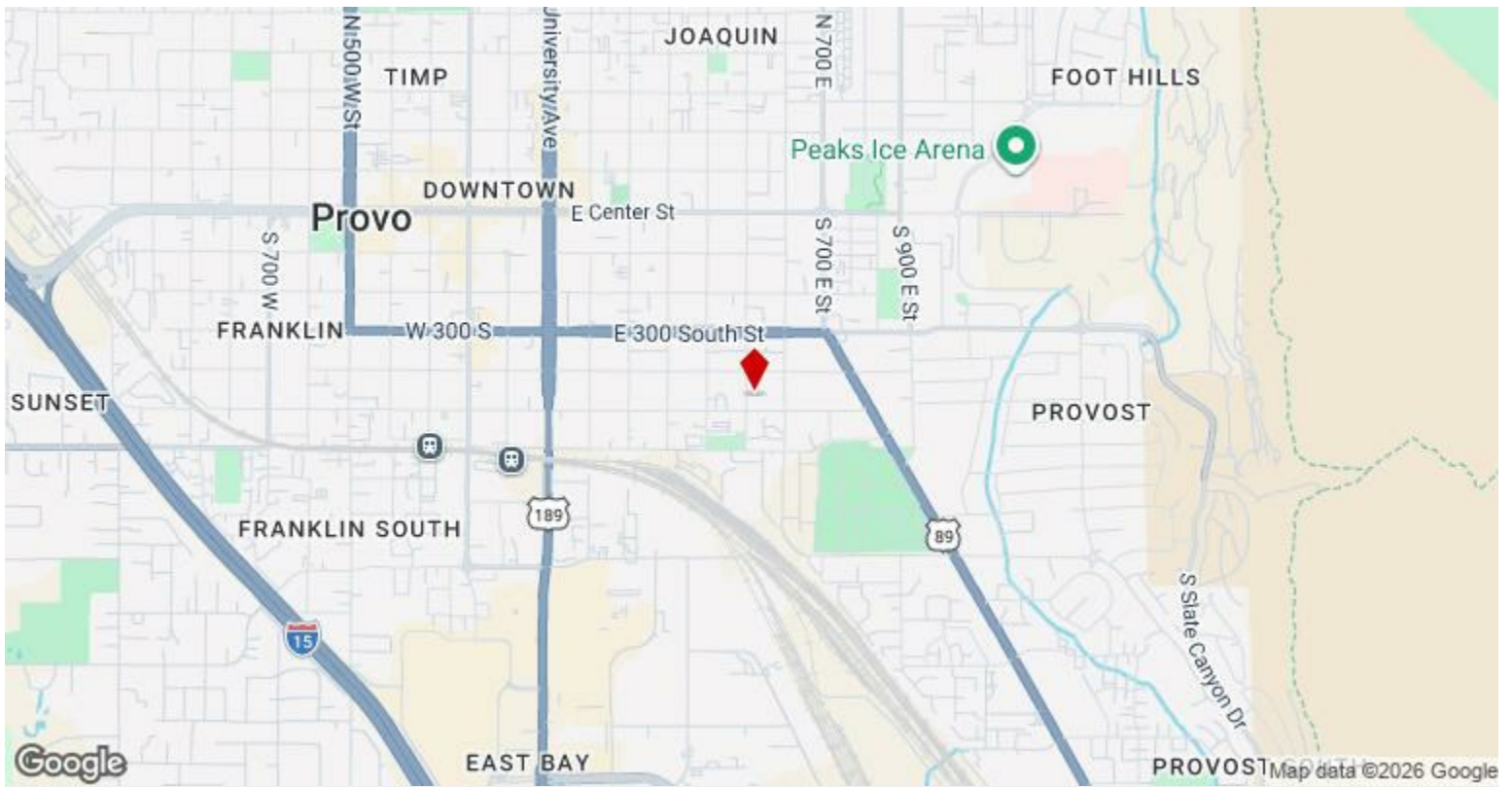
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\$950,000

SIGNIFICANT VALUE-ADD 6-PLEX CASH COW OPPORTUNITY in Provo, BYU market (5.86% cap potential), simply by increasing rents (which are BELOW MARKET)! UPDATED: kitchens, bathrooms, flooring, fixtures, etc! Tenants currently enjoy use of a secure, free laundry area in basement of neighboring 6-plex. LOCATION: near BYU, with quick access to I-15 & Provo downtown entertainment, restaurants, & shopping. Purchase the neighboring 6-plex (same seller) for operational efficiencies! 5 1-bed units; 1 2-bed unit. Square footage per county records. Buyer/agent to verify all. Do not disturb tenants; offer subject to inspection....



Price:	\$950,000
No. Units:	6
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.86%
Lot Size:	0.17 AC
Gross Building Area:	3,278 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1925
APN / Parcel ID:	05-048-0010
Walk Score @:	58 (Somewhat Walkable)



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Property Photos



Property Photos



Property Photos



Property Photos



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