



2500 Douglas Ave, Yankton, SD 57078

\$4,150,000

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Prime Multi-Family Investment | 100% Occupancy w/ Wait List | Room to Increase Cashflow



Kerry Trimble-Woehl
SD 18563, NE 20230139
605.760.7214

Listing Added: 07/31/2024

Listing Updated: Today



Details

Asking Price	\$4,150,000	Property Type	Multifamily
Subtype	Apartment Building	Class	B
Square Footage	40,352	Price/Sq Ft	\$102.84
Pro-Forma Cap Rate	10.99%	Occupancy	100%
Pro-Forma NOI	\$456,000	Units	48
Year Built	1977	Lot Size (sq ft)	95,832
APN	78.625.001.010 - .040	Price/Unit	\$86,458.33

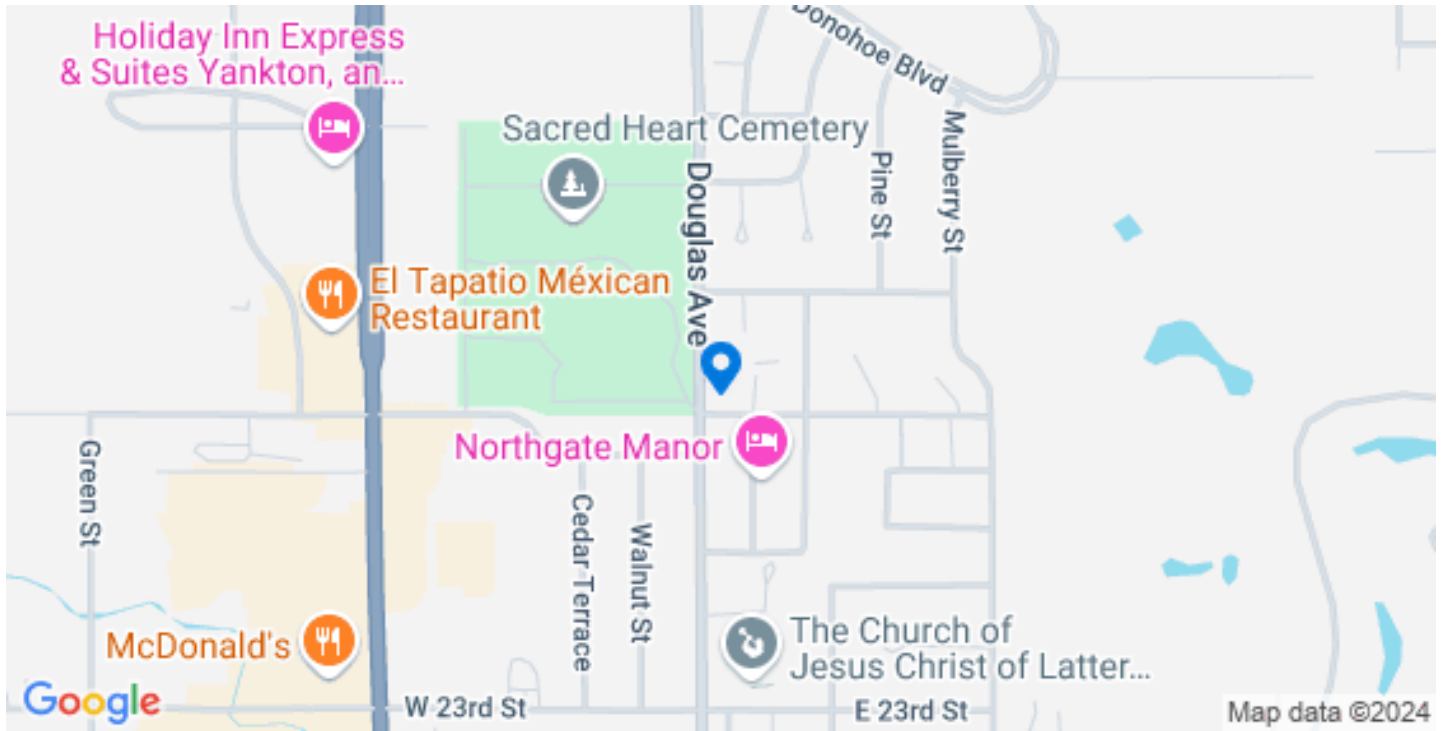
Marketing Description

48-Unit Apartment Complex in Yankton, SD Offering a prime investment opportunity, this 48-unit apartment complex combines practicality with potential. Ideal for investors seeking a property with solid rental income and growth prospects, this well-maintained complex consists of 4-12 unit buildings. Each building consists of 11-2 bedroom and 1-1 bedroom units for a total of 44-2 bedroom units and 4-1 bedroom units. There are 8 coin-op washers and dryers. Investment Potential: -Stable Rental Income: Current occupancy rates ensure steady cash flow. !00% occupancy -Community Appeal: Positive community atmosphere encourages tenant retention. Opportunity Awaits: Explore this investment opportunity in Yankton, SD. With a solid rental history and potential for growth, this 48-unit apartment complex is a promising addition to any investment portfolio. Contact us today to schedule a viewing and seize this opportunity in the thriving real estate market.

Investment Highlights

- Additional Tenant Charge: Electricity, Heat
- Basement: None
- Building Type: Apartments
- Cooling: Window Unit
- Exterior: Brick Accent, Vinyl
- Fuel: Electric
- Garage: None
- Heating: Forced Air
- Property Features: Handicap Access, Sprinkler System, Storage Shed
- Pt. Water Source: City
- Roof: Shingle
- Sale Includes: Equipment, Fixtures

Location (1 Location)



Property Photos (17 photos)



