

401 NORTH SALISBURY STREET

West Lafayette, IN 47906



PROPERTY DESCRIPTION

Rare opportunity just blocks from Purdue University to acquire a high-occupancy student rental with an approved allowance of 13 unrelated occupants. 401 North Salisbury Street offers a scale and location that are extremely hard to find in today's market—perfect for both seasoned and first-time student housing investors.

This 10-bedroom property is currently configured with 3 full kitchens, 7 bathrooms, central air conditioning, and 1 washer and dryer, providing ample space and functionality for large groups. The property is fully leased and operating below market rents, creating a clear value-add investment opportunity through strategic rent increases, cosmetic upgrades, or amenity enhancements.

PROPERTY HIGHLIGHTS

- Prime location near Purdue University
- Approved occupancy for 13 unrelated individuals
- 10 bedrooms / 7 bathrooms
- 3 full kitchens
- Central air conditioning
- On-site washer and dryer
- Fully leased with upside—under market rent
- Excellent candidate for value-add improvements and increased cash

OFFERING SUMMARY

Sale Price:	\$900,000
Number of Units:	1
Lot Size:	0.162 Acres
Building Size:	5,349 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,635	18,195	31,405
Total Population	25,187	52,666	83,082
Average HH Income	\$48,771	\$56,676	\$65,042

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MULTIFAMILY PROPERTY FOR SALE

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SHOOK COMMERCIAL
REAL ESTATE



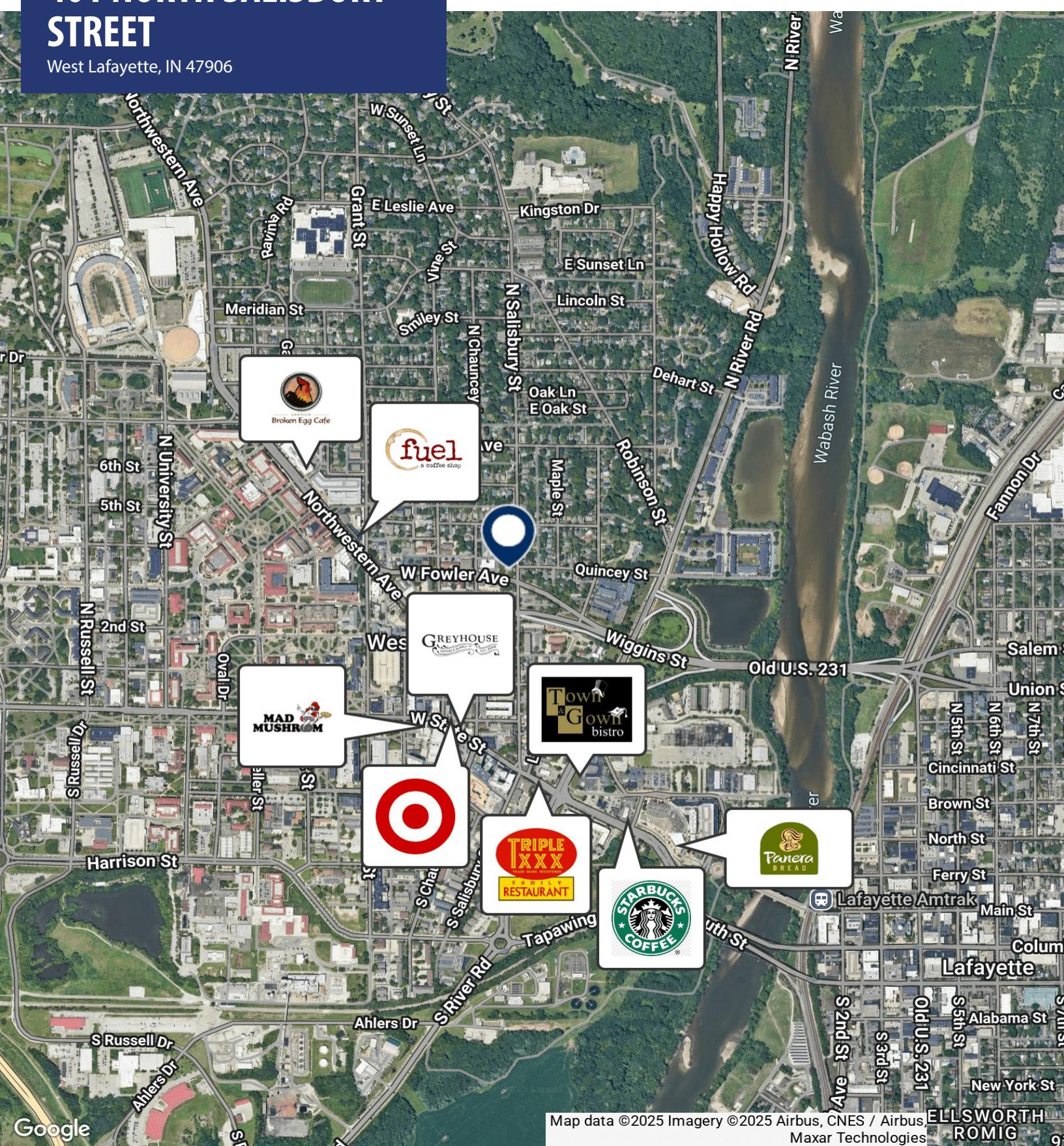
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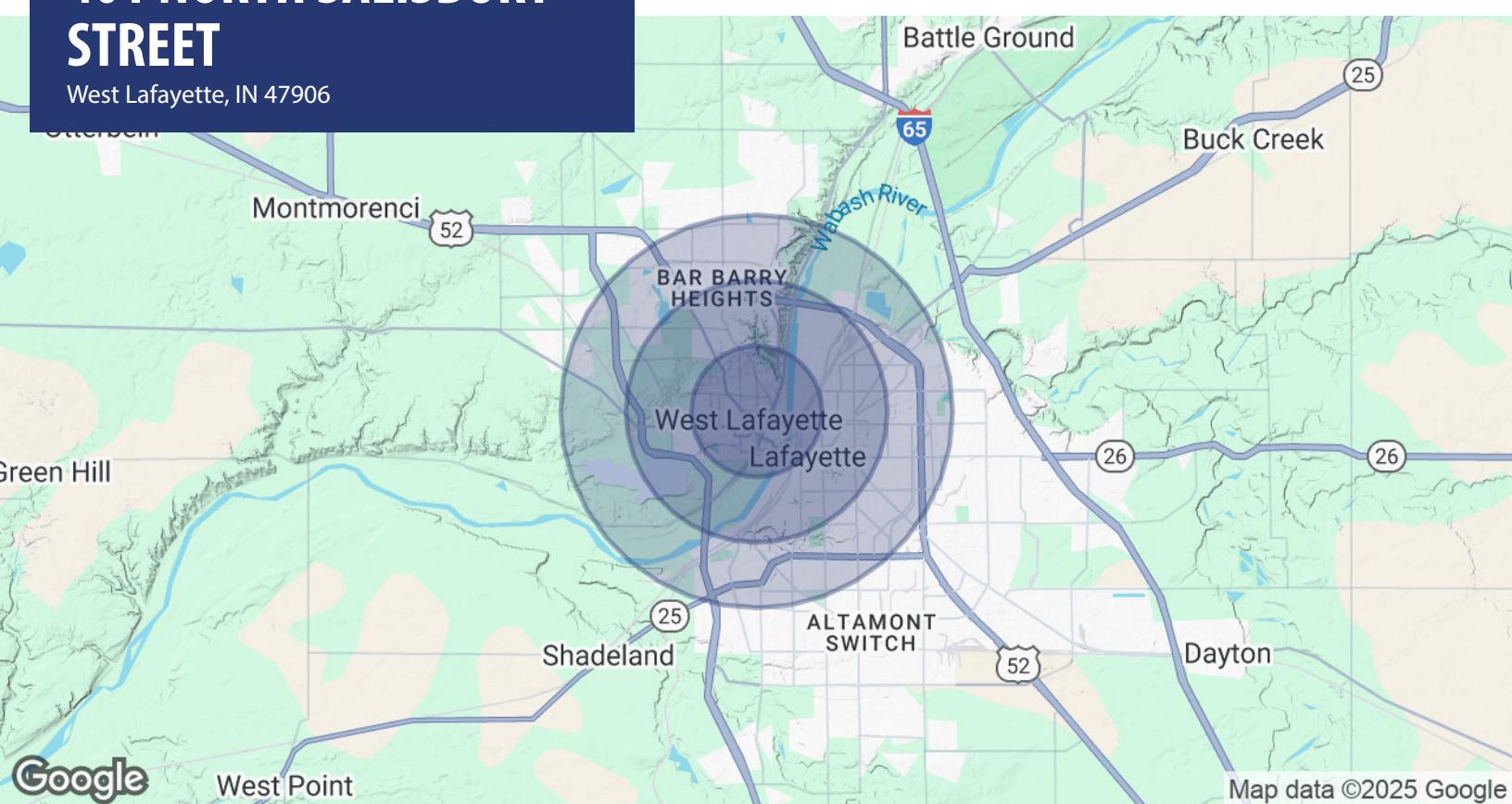
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,187	52,666	83,082
Average Age	24	30	32
Average Age (Male)	24	29	32
Average Age (Female)	25	31	33

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,635	18,195	31,405
# of Persons per HH	3.3	2.9	2.6
Average HH Income	\$48,771	\$56,676	\$65,042
Average House Value	\$202,574	\$206,898	\$222,970

Demographics data derived from AlphaMap

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