

# MULTIFAMILY FOR SALE

## 4 UNIT



2501 POPPLETON AVENUE OMAHA, NE 68105



# \$280,000

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LISA ZIMMERMAN  
lisa.zimmerman@betteromaha.com  
402.660.9078



4949 Underwood Ave  
Omaha, NE 68132

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### PROPERTY INFORMATION

**\$280,000**

**YEAR BUILT:** 1916

**BUILDING SIZE:** 2,503 sf

**LOT SIZE:** 0.09 acres, 4,235 sf

**2023 TAXES:** \$3,495.94

**ZONING:** R7 Medium-Density Multiple-Family Residential District

**PARKING:** Detached 2 Car Garage & On-Street Parking

**AVERAGE UTILITIES:** OPPD \$190; MUD \$378

Well maintained 4 plex conversion with 2 car garage. Convenient location and units stay rented consistently. Utility bill back, coin laundry on site.

UNIT	UNIT TYPE	UNIT SIZE	LEASE END	TOTAL RENT
Unit 1	2 Bed/1 Bath	849 sf	09/30/2024	\$905.00
Unit 2	1 Bed/1 Bath	389 sf	05/31/2025	\$755.00
Unit 3	1 Bed/1 Bath	387 sf	06/30/2025	\$860.00
Unit 4	2 Bed/1 Bath	866 sf	01/31/2025	\$1,050.00
			<b>TOTAL</b>	<b>\$3,570.00</b>

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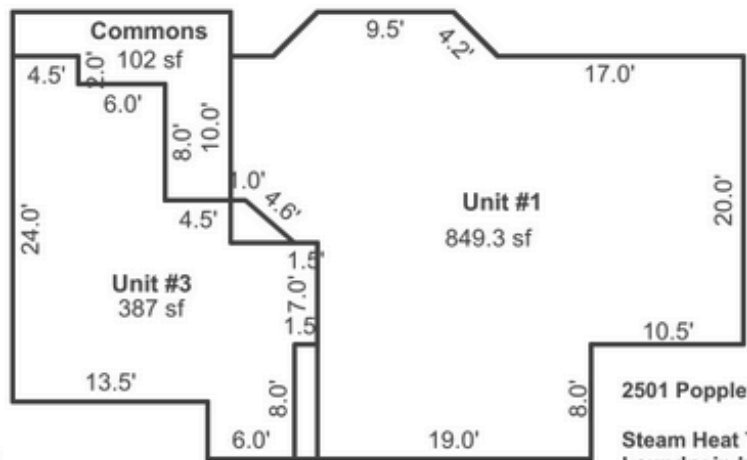
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**2 Story**

**2501 Poppleton Ave**

Bsmnt Brick/Mortar  
1516 sf

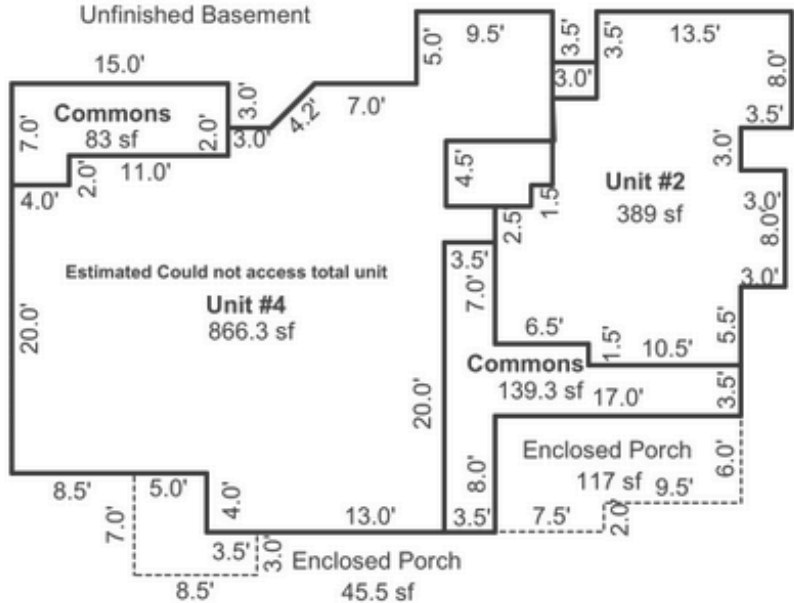
Second Floor  
1358.5 sf

First Floor/Main Level  
1516 sf

Unfinished Basement

Steam Heat Throughtout  
Laundry in basement, Coin Op

**Unit #1:**  
Living Room: 15.06 x 14.00 (5.16.17)  
Kitchen: 8.03 x 5.00 (3)  
Bedroom: 16.02 x 11.00 (5.11.16.17.23)  
Could Not Access Second Bedroom  
Other Room: 8.03 x 7.09  
Full Bath  
Window Air



**Unit #2:**  
Living Room: 15.10 x 7.01  
Kitchen: 9.06 x 5.01  
Bedroom: 13.00 x 8.01  
3/4 Bath  
Window Air

**Unit #3:**  
Living Room: 16.03 x 14.00 (11.13.33)  
Kitchenette: 9.06 x 7.02 (16.33)  
Bedroom:  
3/4 Bath  
Window Air

**Unit #4:**  
Kitchen: 18.02 x 9.07 (1.11.16.19)  
Bedroom: 15.00 x 12.04 (1.11.16)  
Bedroom: 15.09 x 7.06 (1.11.16)  
Window Air  
Full Bath

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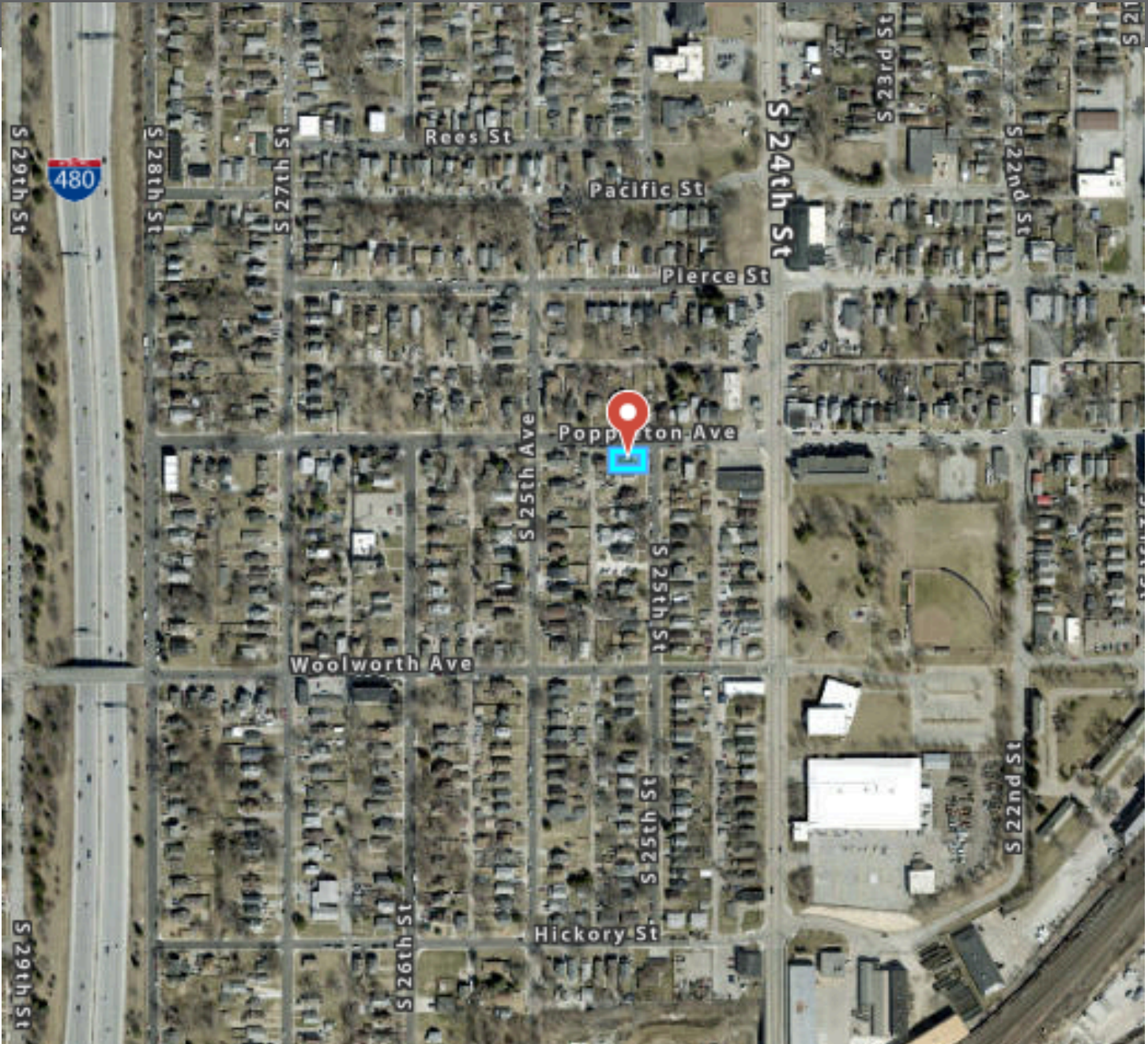
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