

# 130 UNITS IN FLINT, MICHIGAN MULTIFAMILY



## FOR SALE BY RECIEVER

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## Westgate Manor

3651 Balfour Court  
Flint, Michigan 48507

### Property Description

NAI Farbman is pleased to present the Westgate Manor Apartments located in Flint, Michigan. The property is a 130-unit garden-style multifamily community situated on approximately 8.6 acres in a high-barrier workforce housing submarket with nearby access to Interstates 75 and 69. Built in 1975, the property offers 3 floor plans and generous open green space, with significant upside through unit renovations, expense pass-throughs, and operational repositioning.

### Property Highlights

- Immediate Value-Add Through Unit Renovation
- Positive Market Momentum Following EPA Action
- Water Efficiency Savings Opportunity
- Untapped Income from Garage and Storage Spaces
- Strong Employment and Transportation Access

### OFFERING SUMMARY

Sale Price:	TBD By Market
Number of Units:	130
Year Built:	1975
Occupancy:	62%
Unit Average SF:	878 SF



Commercial Real Estate Services, Worldwide.

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