

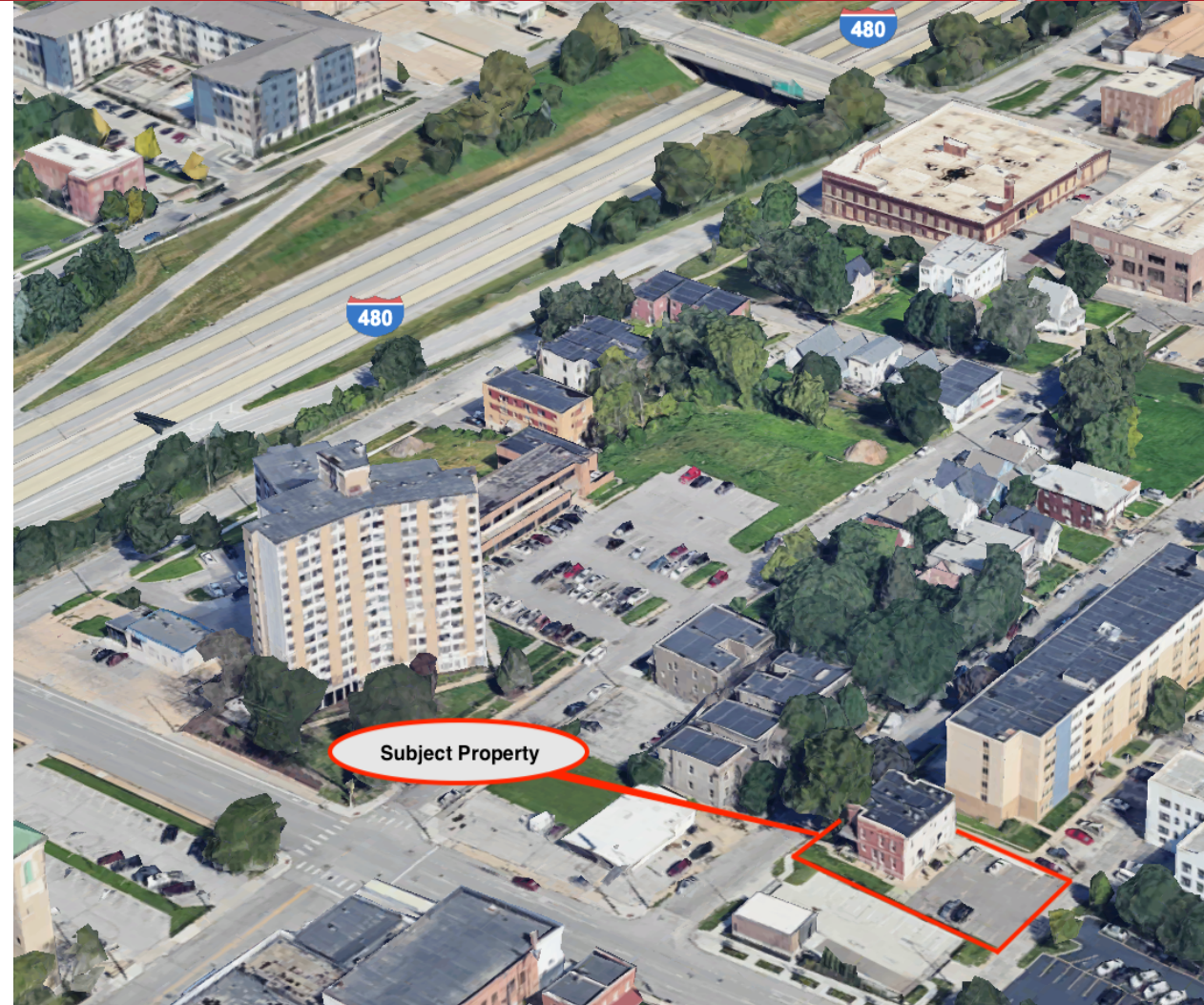
**563 S. 26<sup>th</sup> Avenue**

**Omaha, Nebraska 68105**

**Multi-Family Apartment Building**

**11 Units | 14 Parking Spaces | ~.20 ACRES**

**PRICE: \$800,000**



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Listing Offered by Nebraska Realty – Commercial Division | 17117 Burt Street, Omaha, NE 68118

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# 563 S. 26<sup>th</sup> Avenue

Omaha, Nebraska 68105

## Multi-Family Investment Property



### OFFERING SUMMARY

<b>PRICE:</b>	<b>\$800,000</b>
Total Units:	11
Price Per Unit:	~\$79,500
Parking Spaces:	14
# of Studio unit(s):	3
# of 1-bedroom unit(s):	7
# of 2-bedroom unit(s):	1
Lot Size:	~.20 ACRES
Current Occupancy:	90%
~Current NOI: .....	\$63,000



### PROPERTY DESCRIPTION

Nebraska Realty is pleased to present a strong investment opportunity in a prime location. Situated between Midtown and Downtown Omaha, this property boasts convenience and accessibility, with easy access to the interstate and minutes from Creighton, UNMC, Blackstone District, Old Market, CHI Center, and so much more that appeals to a wide-range of potential tenants and driving tenant demand (shops, parks, school, restaurants, entertainment, and employment). This brick 2-story building consists of 11 total units; 3 studios, 7 one-bedrooms, and 1 two-bedroom, onsite laundry, and a private parking lot newly overlaid in '22 with 14 spaces and retaining wall. The owner updated the whole building in 2009, including a new roof, sprinkler system, and modern amenities throughout. With Omaha recently named by Forbes as “Best City to Move to in 2024”, the demand for rental properties in this area is soaring!

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### Interior Photos



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### Rent Roll (Operating Expenses Available Upon Request)

<u>Unit</u>	<u># of Bdrms</u>	<u># of Bthrms</u>	<u>Monthly Rent/Income</u>		<u>Security Deposit Amt</u>
1	Studio	1	\$	700.00	\$ 500.00
2	Studio	1	\$	400.00	\$ 400.00
3	1	1	\$	-	\$ -
4	1	1	\$	700.00	\$ 500.00
5	1	1	\$	600.00	\$ 500.00
6	1	1	\$	625.00	\$ 500.00
7	Studio	1	\$	650.00	\$ 500.00
8	1	1	\$	650.00	\$ 500.00
9	1	1	\$	675.00	\$ 500.00
10	1	1	\$	625.00	\$ 500.00
11	2	1	\$	1,050.00	\$ 500.00
Laundry	X	X	\$	120.00	X
			<u>\$</u>	<u>6,795.00</u>	

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