

FOR SALE



CIELO 120

809 North 121st Street, Omaha, NE 68154

CONNER DANA

Managing Broker

402.598.9367

conner@campbelldana.com



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

CIELO 120 | MULTIFAMILY PROPERTY FOR SALE

809 NORTH 121ST STREET, OMAHA, NE 68154



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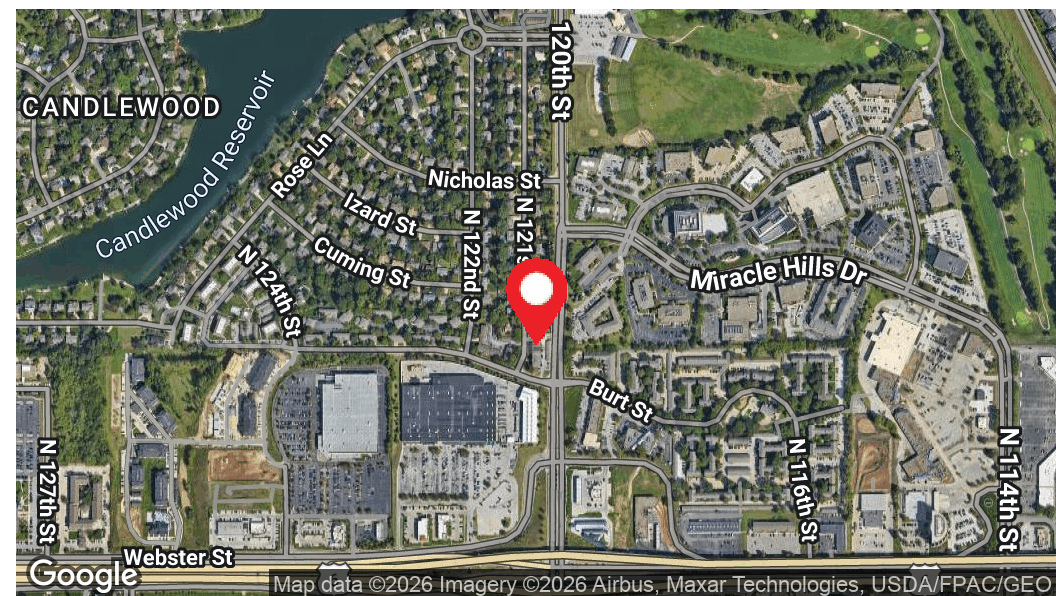


PROPERTY DESCRIPTION

Cielo 120 is a 21-unit multifamily community in Omaha offering a value-add opportunity in which much of the renovation work has reportedly already been completed. Per the owner's records, most units have been updated with new flooring, countertops, paint, and appliances, with new HVAC in several.

OFFERING SUMMARY

Sale Price:	\$2,550,000.00
Number of Units:	21
Lot Size:	0.47 Acres
Building Size:	13,340 SF



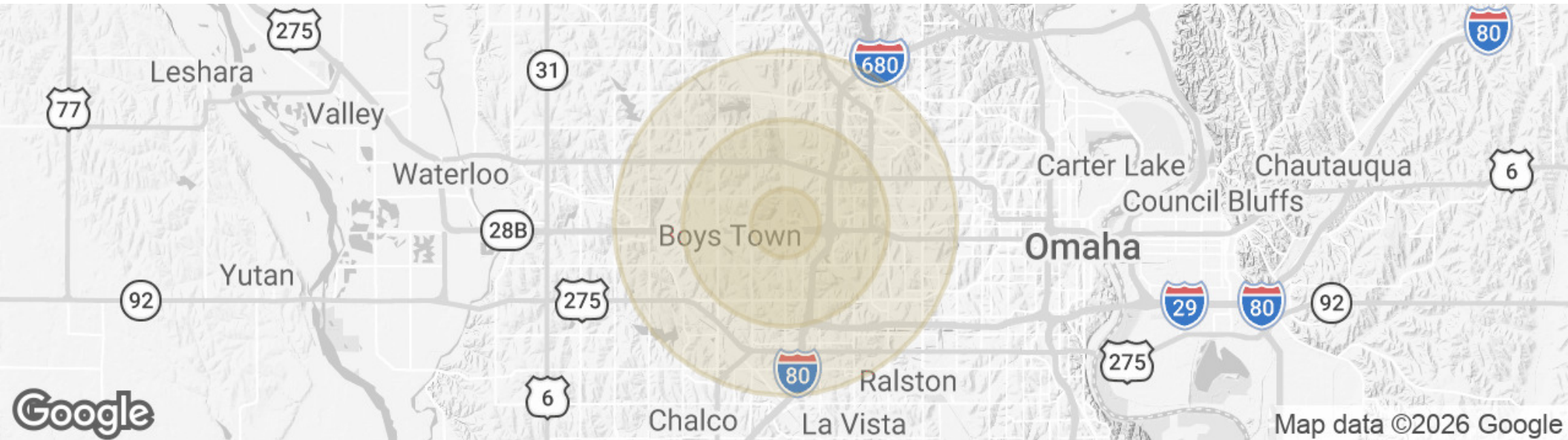
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,291	95,695	242,780
Average Age	40.1	40.3	39.0
Average Age (Male)	39.4	38.6	37.7
Average Age (Female)	41.3	41.7	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,552	41,628	102,414
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$98,572	\$114,596	\$116,355
Average House Value	\$327,636	\$308,995	\$296,002

2023 American Community Survey (ACS)



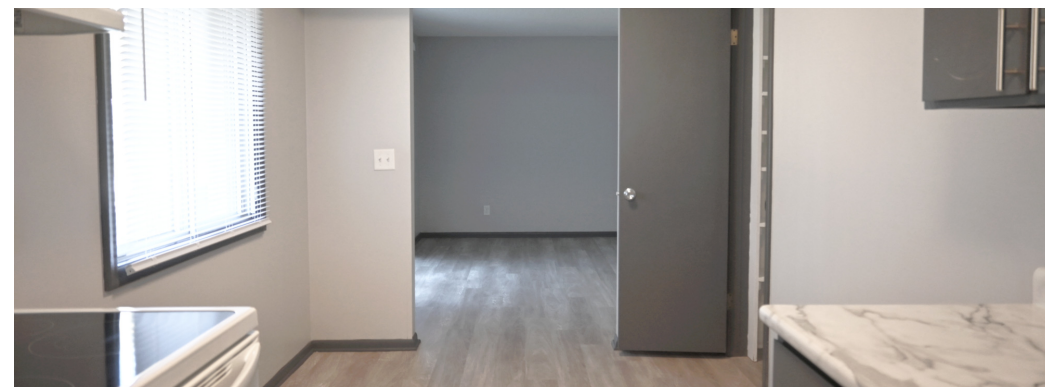
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DISCLOSURE

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