



# FOR SALE

**1521 SOUTH G AVENUE - NEVADA, IA 50201**

Nevada Living Apartments presents a strong, turnkey investment opportunity in Nevada, IA. This fully stabilized, recently renovated 32-unit complex features efficient studio apartments, each with its own kitchen and private bathroom. An on-site laundry room with coin-operated machines provides additional revenue, while a spacious 2-bedroom manager's apartment allows for convenient, built-in oversight or added rental income.

## PROPERTY DETAILS

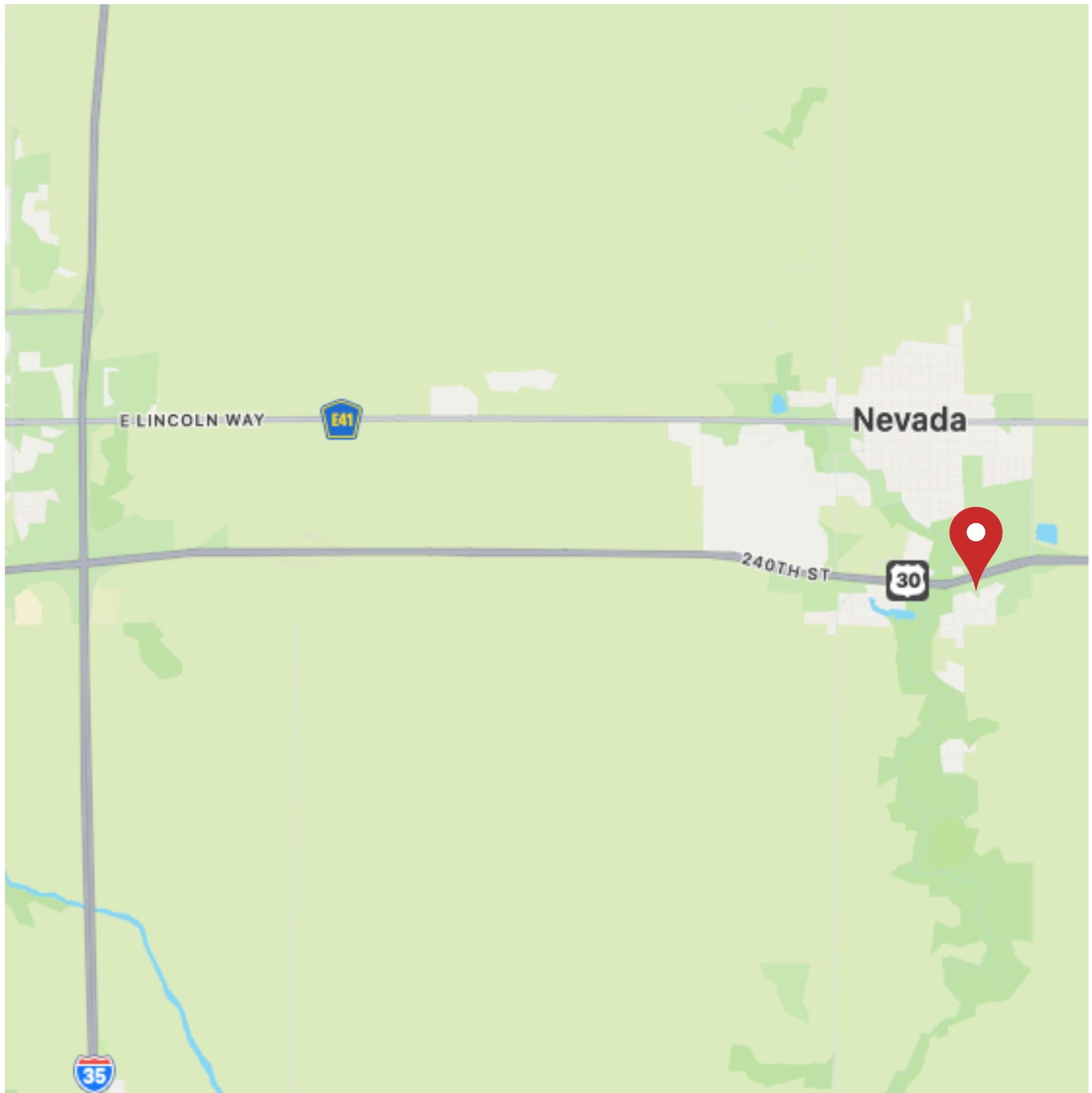
- Price - \$2,100,000
- 32 units + 2 bedroom manager's suite
- Located 7 miles from Ames
- NOI: \$147,970
- Cap Rate: 7.05%
- 2.05 Acre Lot
- 16,594 SF













WB Realty Company is a licensed broker in the state of Iowa



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