



NORTHWAY MANOR APARTMENTS
402 – 418 10TH Street
Nederland, TX

<u>DESCRIPTION</u>	Nine unit, two story apartment complex
<u>CONSTRUCTION</u>	Brick, vinyl, on slab, composition roof
<u>YEAR BUILT</u>	1978
<u>UNIT BREAKDOWN</u>	Six – two bedroom, 1.5 baths Three – one bedroom, one bath
<u>UNIT SIZES</u>	Two bedrooms approximately 1155/1122 sf One bedroom approximately 792 sf
<u>LAND AREA</u>	140' X 160' (22,400 sf)
<u>PARKING</u>	Each unit – one assigned, additional guest parking
<u>UTILITIES</u>	Individually metered, tenant pays
<u>OCCUPANCY/RENTS</u>	Call Agent
<u>FINANCIALS</u>	Call Agent
<u>PROPERTY TAXES</u>	\$8,273. (2024)
ASKING PRICE	\$879,000.

COMMENTS: *Extremely rare find...small multi-family in the heart of Nederland. Property needs some attention, but excellent upside potential.*

Contact **Michael McFarland** to discuss or arrange a tour, at **409-790-3606**
908 Port Neches Ave., Port Neches, TX 77651
