

FOR SALE - AIR PARK DUPLEX

3712 NW 51ST ST, LINCOLN, NE 68524

MULTIFAMILY | 2,972 SF | \$349,000



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Boomer Peterson

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Lee & Associates is proud to present this turn-key 4-bedroom, 2-bathroom per side duplex located in the northwest Lincoln submarket. This well-maintained property offers an exceptional opportunity for investors or owner-occupants seeking dependable income, flexibility, and long-term value.

Each spacious unit features over 1,470 square feet of living area, including daylight basements, private yard access, and patios/decks ideal for outdoor gatherings. The property's thoughtful layout and modern updates ensure strong tenant appeal and minimal maintenance.

With monthly gross rents of \$3,200, this asset delivers immediate cash flow and room for appreciation in one of Lincoln's most stable rental corridors. Whether you're building your portfolio or searching for a house-hack opportunity, 3712 NW 51st Street offers the versatility and performance you're looking for.

*Broker has equity.

LOCATION DESCRIPTION

Ideally situated in the established Arnold Heights neighborhood of northwest Lincoln, this duplex offers unbeatable convenience and accessibility. Residents enjoy proximity to dining, shopping, and retail amenities, along with quick access to downtown Lincoln. Its prime location combines neighborhood charm with urban connectivity—making it an attractive option for both tenants and investors alike.

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PROPERTY HIGHLIGHTS

- 4 Bed / 2 Bath per unit
- 1,470 SF total living area per unit
- Private outdoor spaces – decks, patios, and fenced yard areas
- Strong rent performance with proven tenant demand
- Ideal for investment or an opportunity for live-in/lease-out flexibility

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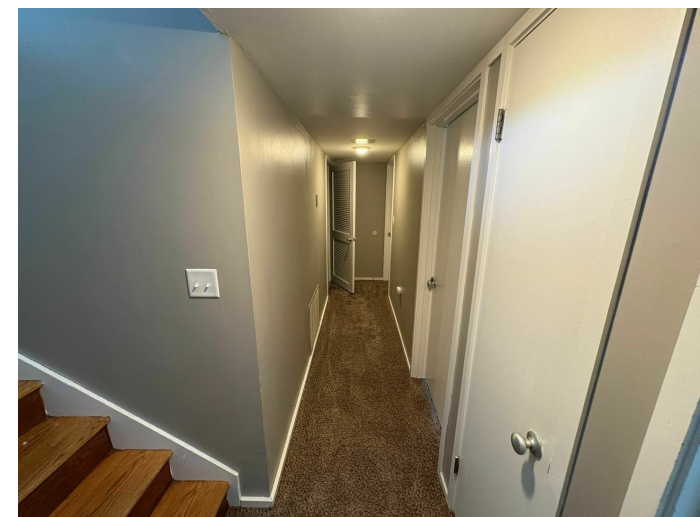
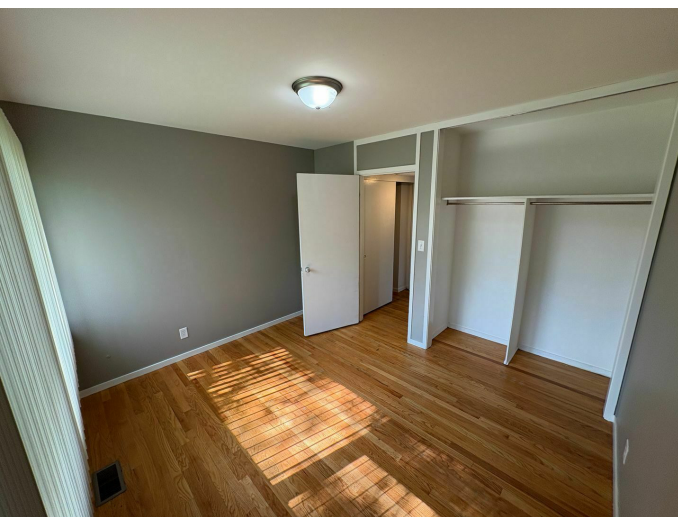
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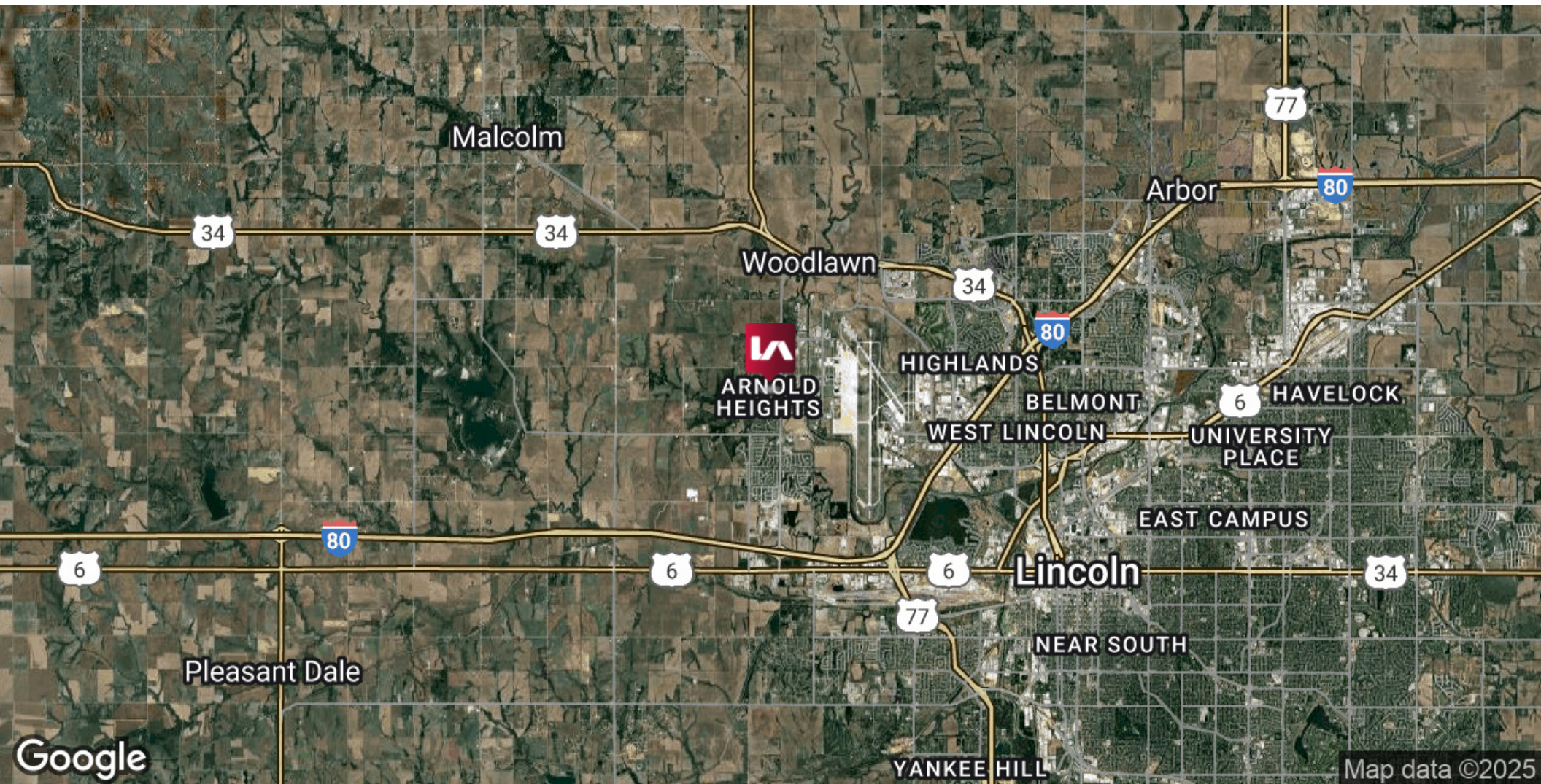
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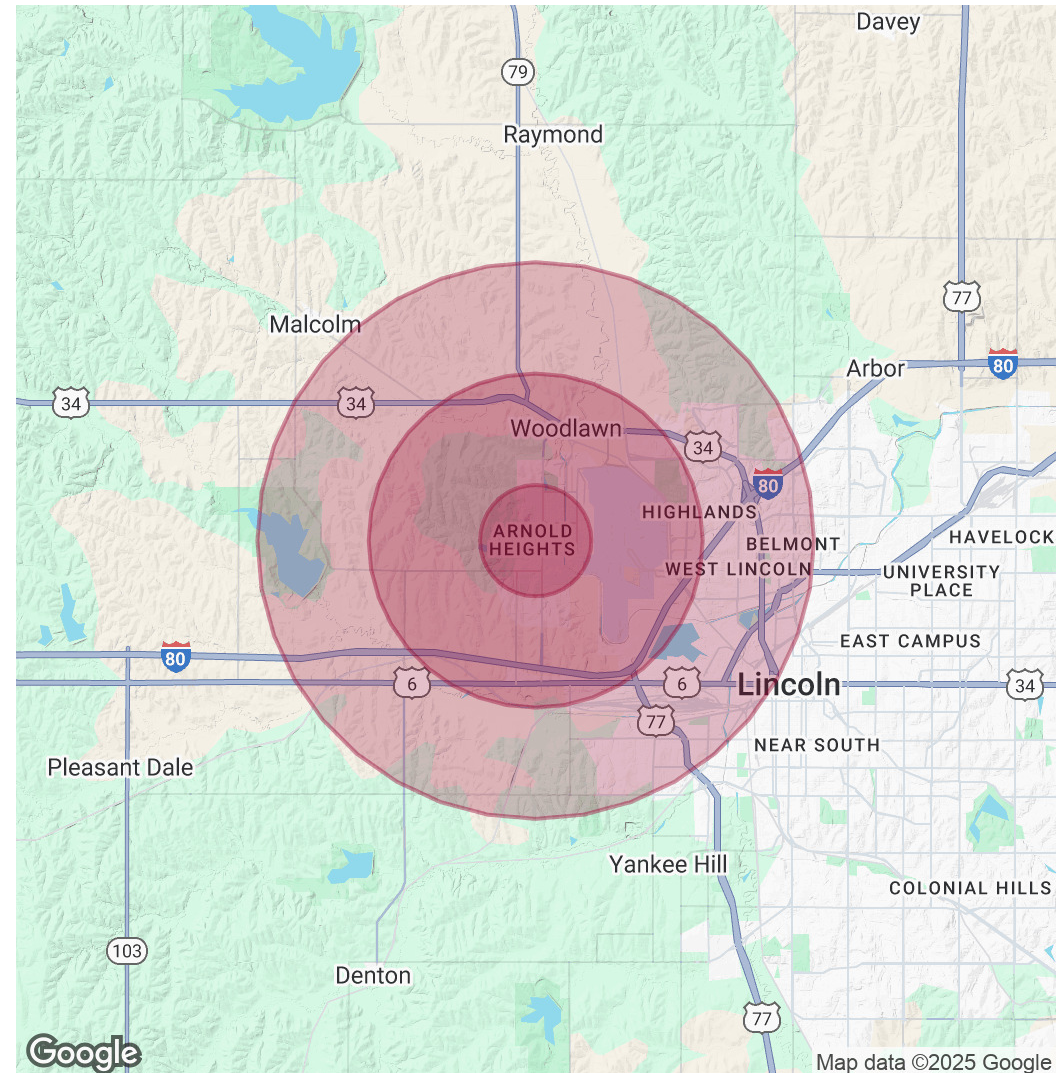
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,977	10,880	60,626
Average Age	33	34	35
Average Age (Male)	33	34	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,689	3,750	23,059
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$85,592	\$92,746	\$84,128
Average House Value	\$318,340	\$292,120	\$270,119

Demographics data derived from AlphaMap



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