

For Sale

Multi-Family /
Investment

 2331 SOUTH CEDAR ST.
OTTAWA, KS 66067



This 44 unit Multi-Family property on the south side of Ottawa is available for sale. Recently renovated, the property is just off of the I-35 interchange, in close proximity to retail and commercial services. Currently 77% occupied, the property has plenty of upside potential for an investor-owner. An Offering Memorandum is included.

PROPERTY DETAILS

- Zoning: CS
- Year Built: 1985 / 2023
- Lot Size: 91,395 SF
- Building Size: 22,000 SF
- Sale Price: \$3,200,000
- Current Cap Rate: 5.5%
- Proforma Cap Rate: 11%



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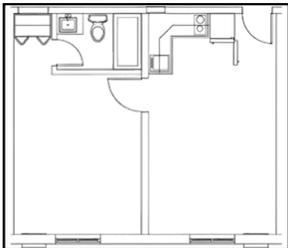
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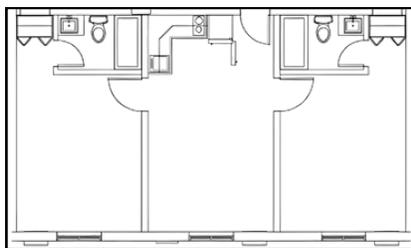


One Bedroom
~ 488 SF



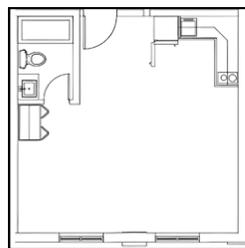
- one bedroom
- one bathroom
- open concept kitchen & living area

Two Bedroom
~ 732 SF



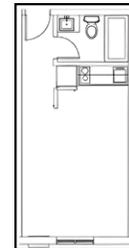
- two bedrooms
- two bathrooms
- open concept kitchen & living area

Large Studio
~ 420 SF



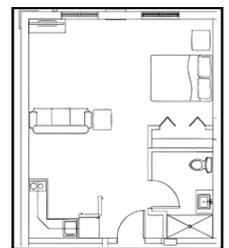
- private bathroom
- full kitchen
- open concept living space

Studio
~ 292 SF

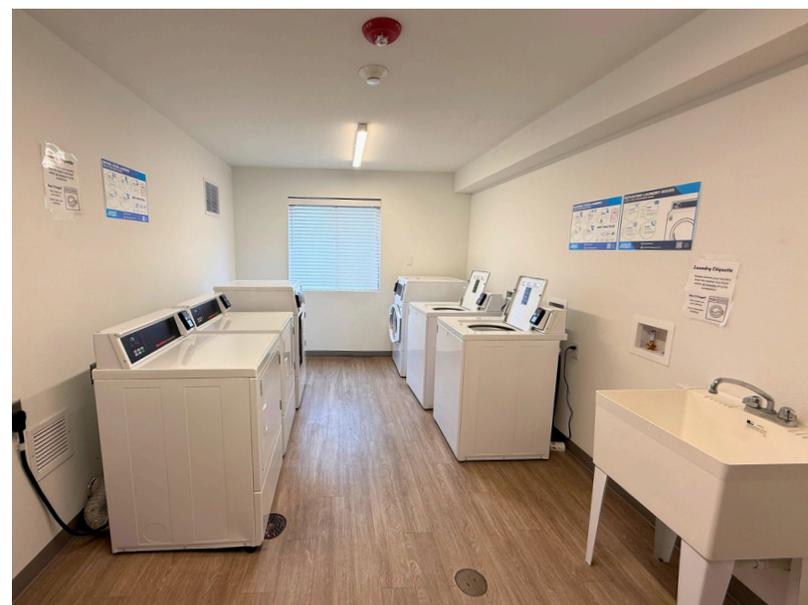
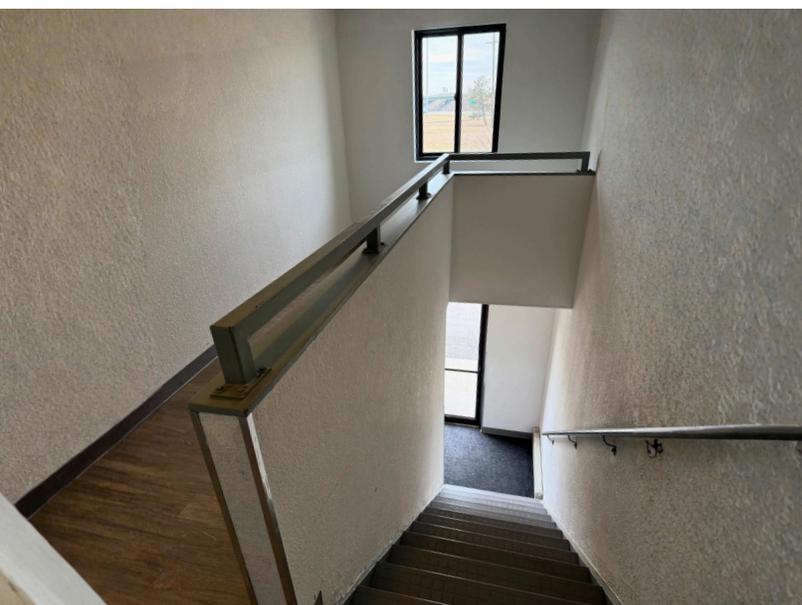


- private bathroom
- full kitchen
- open concept living space

ADA-Accessible Studio
~ 502 SF



- private bathroom
- full kitchen
- open concept living space



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