



## 441 S 500 E

441 S 500 E, Provo, UT 84606



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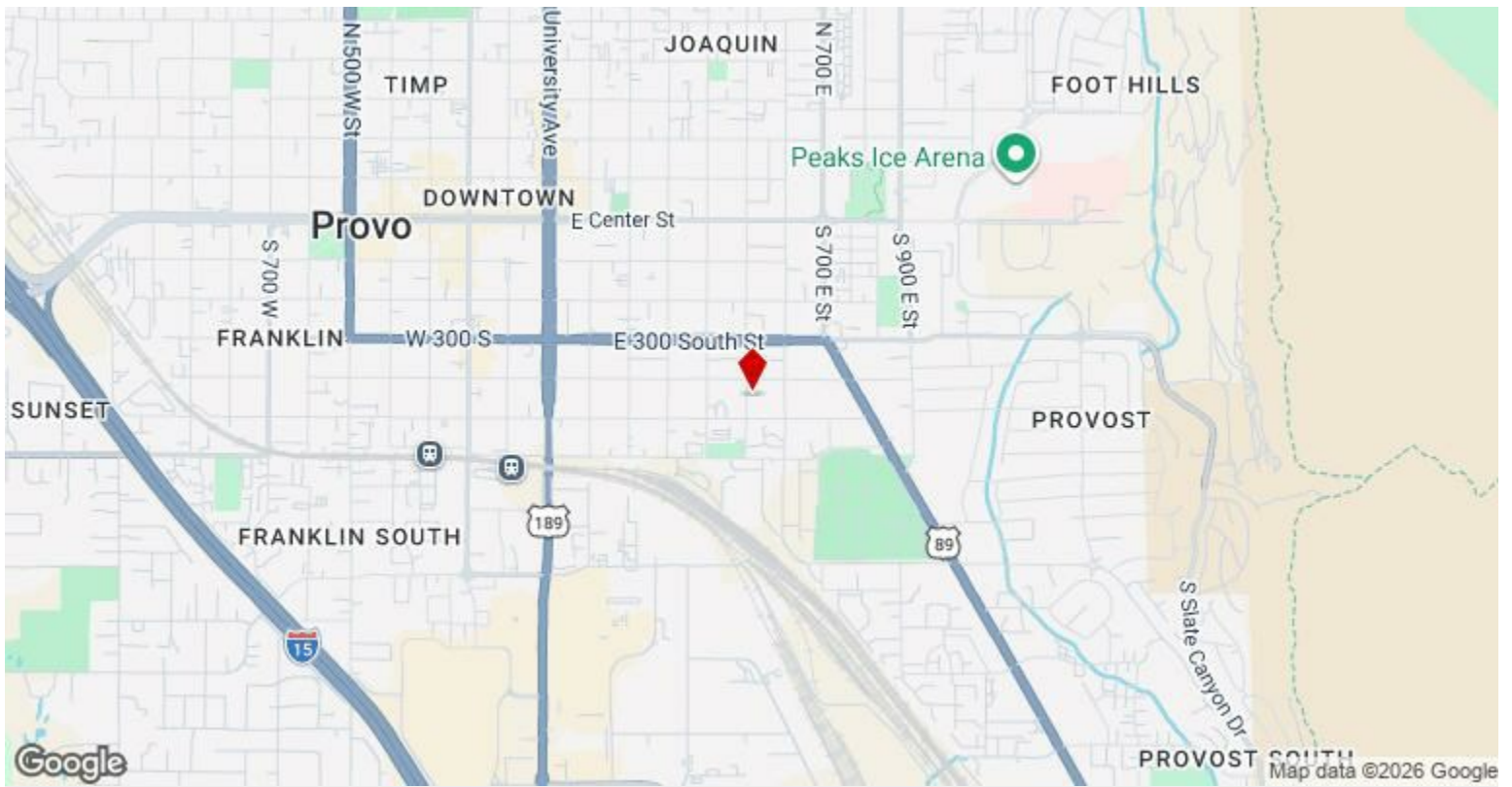
# 441 S 500 E

\$1,050,000

SIGNIFICANT VALUE-ADD, CASH COW 6-PLEX OPPORTUNITY in Provo, BYU market, 5.89% cap potential simply by increasing rents (which are BELOW MARKET)! UPDATED: kitchens, bathrooms, flooring, fixtures, etc! Check out the pictures: NOT your "average" 6-plex. Tenants enjoy use of a secure, free laundry area in basement. LOCATION: near BYU, with quick access to I-15 & Provo downtown entertainment, restaurants, & shopping. Purchase the neighboring 6-plex (same seller) for operational efficiencies! 5 1-bed units; 1 2-bed unit. Square footage per county records. Buyer/agent to verify all. Do not disturb tenants; offer subject to inspection....



Price:	\$1,050,000
No. Units:	6
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.89%
Lot Size:	0.19 AC
Gross Building Area:	4,388 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1925
Parking Ratio:	0/1,000 SF
APN / Parcel ID:	05-048-0007



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# Property Photos



4-web-or-mls-DJI\_20260211095536\_0004\_D



7-web-or-mls-DJI\_20260211095612\_0007\_D

# Property Photos



29-web-or-mls-DSC05668



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