

4 PLEX FOR SALE

2120 4TH AVE,
MARION, IA, 52302
\$260,000



Well-maintained 4-unit multifamily property offering stable cash flow and long-term upside. The building features four separate units with strong rental demand and room for rent growth. Ideal for investors seeking a low-maintenance asset with consistent income in a proven rental market.

PROPERTY FEATURES

- Fully Occupied
- Realistic Room For Rental Growth
- Laundry Owned
- All 2 Bedroom / 1 Bathroom
- Tenant Pays Electricity
- Separate Water Heaters
- New Roof '23 and Siding '22
- Owner Pays Water and Softener



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