



For Sale - Multi-Family Near Campus

1902 S. 8th St., Waco Tx

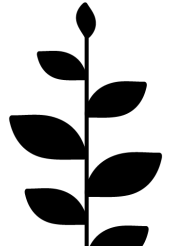


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Location	One block from Baylor
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Asking Price	\$2m
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Cap Rate	7%
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Frontage	Intersection of Wood and S. 8th
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Zoning	O-2
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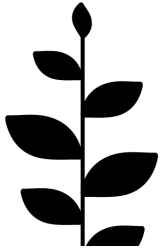
Square Footage	6,880 sf
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Renovation	2023
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Financials	Upon Request
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Property Description

This well-maintained property is ideally situated in a highly sought-after location near Baylor University, offering excellent visibility and accessibility. Recent updates include a roof, fresh exterior paint, durable Hardiplank sheathing, modern vinyl plank flooring, security lighting, and updated entry pads. With these key improvements already completed, this property is well situated for investors.

The property offers strong future potential, including the possibility of converting to condominiums and selling units individually down the line. Currently offering a solid 7% cap rate, this is an outstanding investment opportunity in a growing and vibrant area.



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