



# NEVADA LIVING

1521 SOUTH G AVENUE, NEVADA IA

Nevada Living Apartments presents a strong, turnkey investment opportunity in Nevada, IA. This fully stabilized, recently renovated 33-unit complex features efficient studio apartments, each with its own kitchen and private bathroom. An on-site laundry room with coin-operated machines provides additional revenue, while a spacious 2-bedroom manager's apartment allows for convenient, built-in oversight or added rental income.

## PRICE

- \$2,100,000

## SPACE DETAILS

- 16,594 SF
- 33 units + 2 bedroom manager's suite

## FEATURES

- NOI: \$147,970
- Cap Rate: 7.05%
- 2.05 Acre Lot
- Located 7 miles from Ames



## PROPERTY PHOTOS



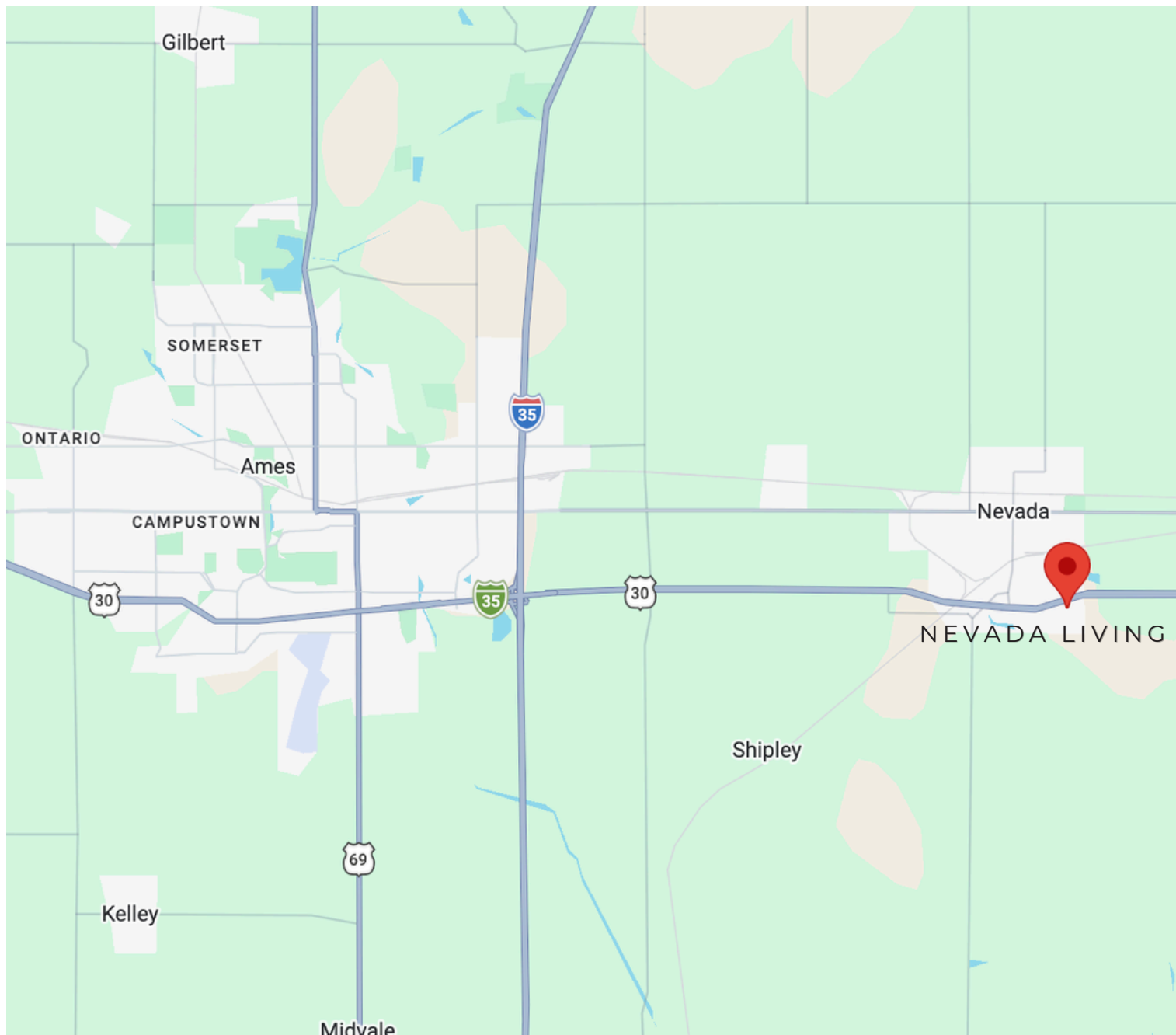


## PROPERTY PHOTOS





## PROPERTY MAP



**MATT GUNS**

*Broker Associate*

📞 515-468-3470

✉️ mguns@wbrealty.com

WB Realty Company is a licensed real estate broker in the state of Iowa