

# Multi-Family FOR SALE \$650,000

**401 South 38th Ave  
Omaha, NE 68131**

## Property Highlights

- 6 units with stable occupancy
- Well-maintained property
- Same owner 26 years
- Off street parking
- On-site laundry

## Property Description

Great midtown location along Harney Street near Blackstone. 6-unit apartment building with off street parking. One block from streetcar route.



## Offering Summary

Sale Price	\$650,000
Units	6
Price/Unit	\$108,333
Unit Mix	(4) one-bed (2) studio
Gross Income	\$66,356
Expenses	\$18,587 (taxes, insurance, utilities)
Utilities	Tenant pays electric

Listed By:  
**Jeff Johnson**  
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# PROPERTY DETAILS

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## Property Details

Property Type	Multi-family
Zoning	R8 high-density multifamily
Lot Size	0.18 AC
Traffic Count	15,893
Cross Streets	S 38th St & Harney St
Property Taxes	\$7,857.14

## Location Information

Building Name	Blackstone 6 Plex
Street Address	401 South 38th Ave
City, State Zip	Omaha, NE 68131
County/Township	Douglas

## Parking & Transportation

Parking Type	Asphalt
Parking Spaces	7

## Building Information

Building Size	6 units - 3,724SF
Building Class	C
Number of Floors	2.5
Year Built	1910

## Utilities

Central HVAC	Window a/c, boiler heat
Restrooms	7

## Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	27,729	149,178	295,052
Households	13,097	62,058	118,067
HH Income	\$66,477	\$80,827	\$79,811

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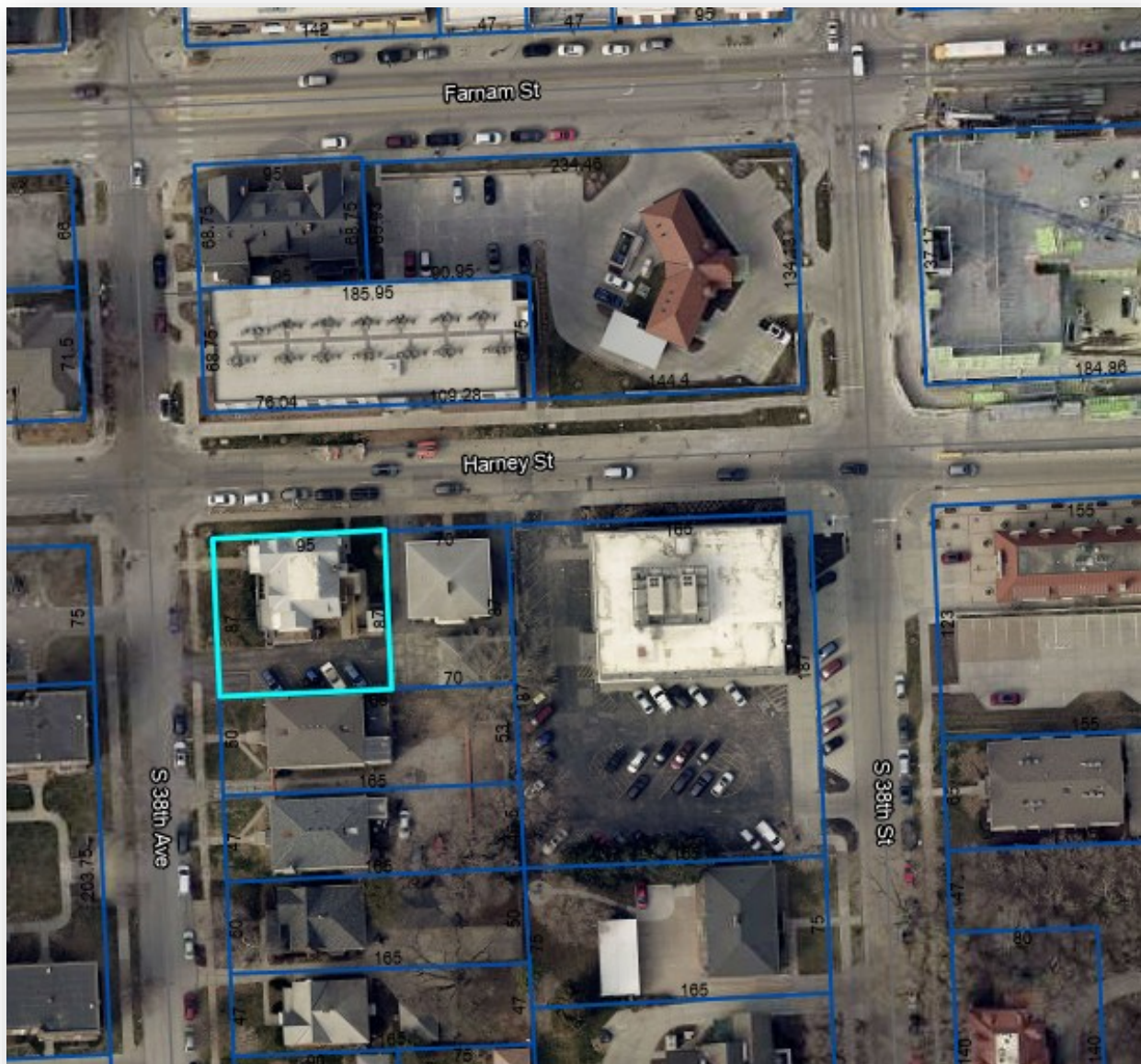
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# PLOT AERIAL

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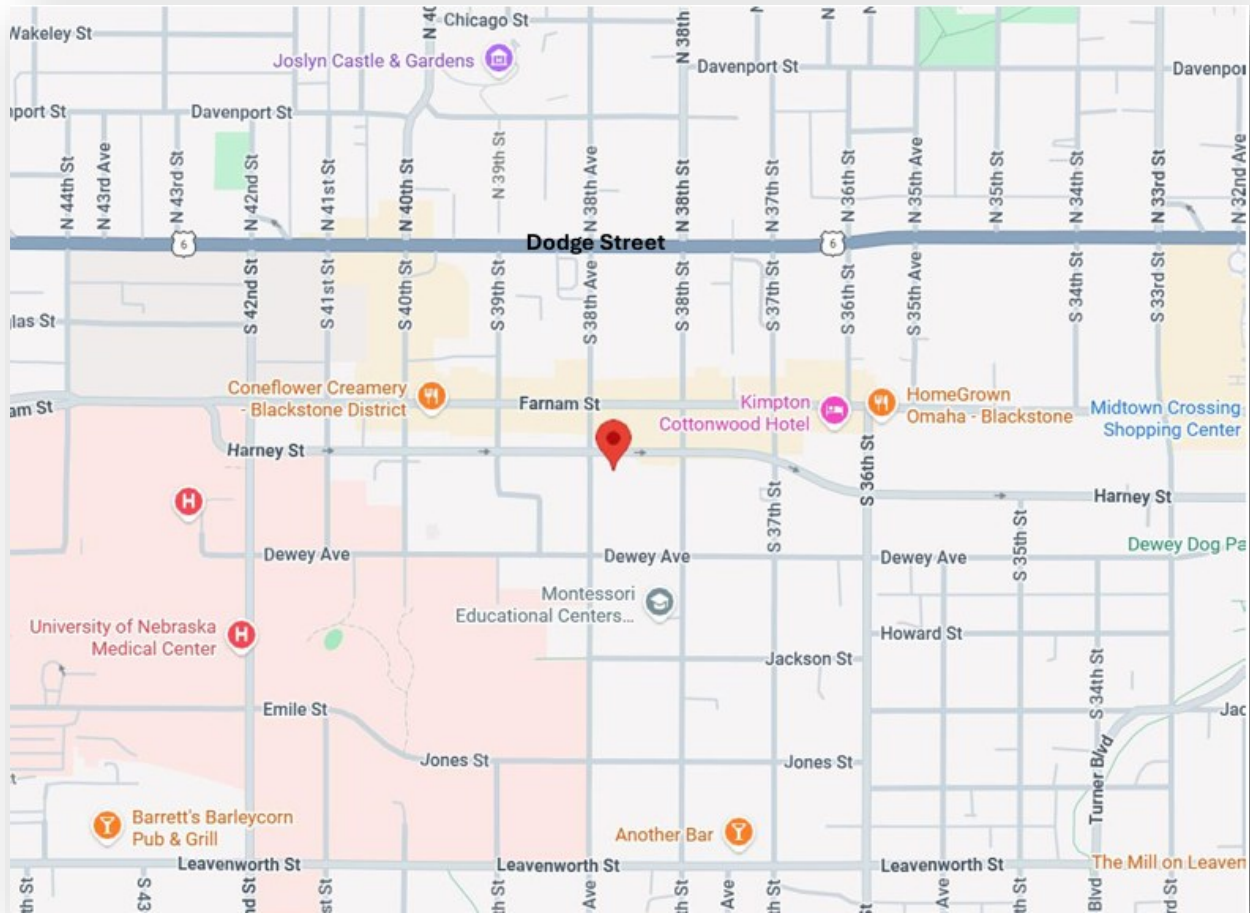
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# MAP AERIAL

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PHOTOS  
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