

**1950 A St. Multi Family**  
**\$1,200,000.00**

This is a 6-plex situated in the MUD zoned area of Sparks. Located just 3 blocks West of the current developments of Victorian Square in downtown Sparks in front of the Nugget. Located close to freeway access, shopping, casinos, transportation and much more.

There is a 2 bed 1 bath house and a studio up front and 4 1 bed 1 bath units in the back with off street parking alley access to the entire property along with street parking.

APNs: 032-112-14

Current NOI is \$74,996.53 per year which gives this property a 6.25% cap rate.

DO NOT DISTURB TENANTS.

Seller is an active NV Real Estate Broker B20127

