

FOR SALE

DUBUQUE MULTIFAMILY- MAIN STREET

1337 MAIN STREET DUBUQUE, IA 52001 & 1338 MAIN STREET DUBUQUE, IA 52001



PROPERTY DESCRIPTION

Introducing 1338 Main Street and 1337 Main Street, an exceptional investment opportunity in the heart of Dubuque, IA. 1338 Main Street & 1337 Main Street comprises 17 fully occupied units, offering a prime income-generating asset. Boasting 100% occupancy, this promises a steady and reliable return on investment. Positioned in an area of high demand, both properties presents opportunity for a multifamily investor seeking lucrative addition to their portfolio.

PROPERTY HIGHLIGHTS

- 17 fully occupied units
- Prime Dubuque location
- Stable income generator
- High demand area
- Attractive investment opportunity

OFFERING SUMMARY

Sale Price:	\$1,831,511
Number of Units:	17
Lot Size:	0.34 Acres
Building Size:	6,540 SF
Cap Rate:	7.23%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	587	2,160	6,314
Total Population	1,136	4,388	13,990



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ROY JENSEN

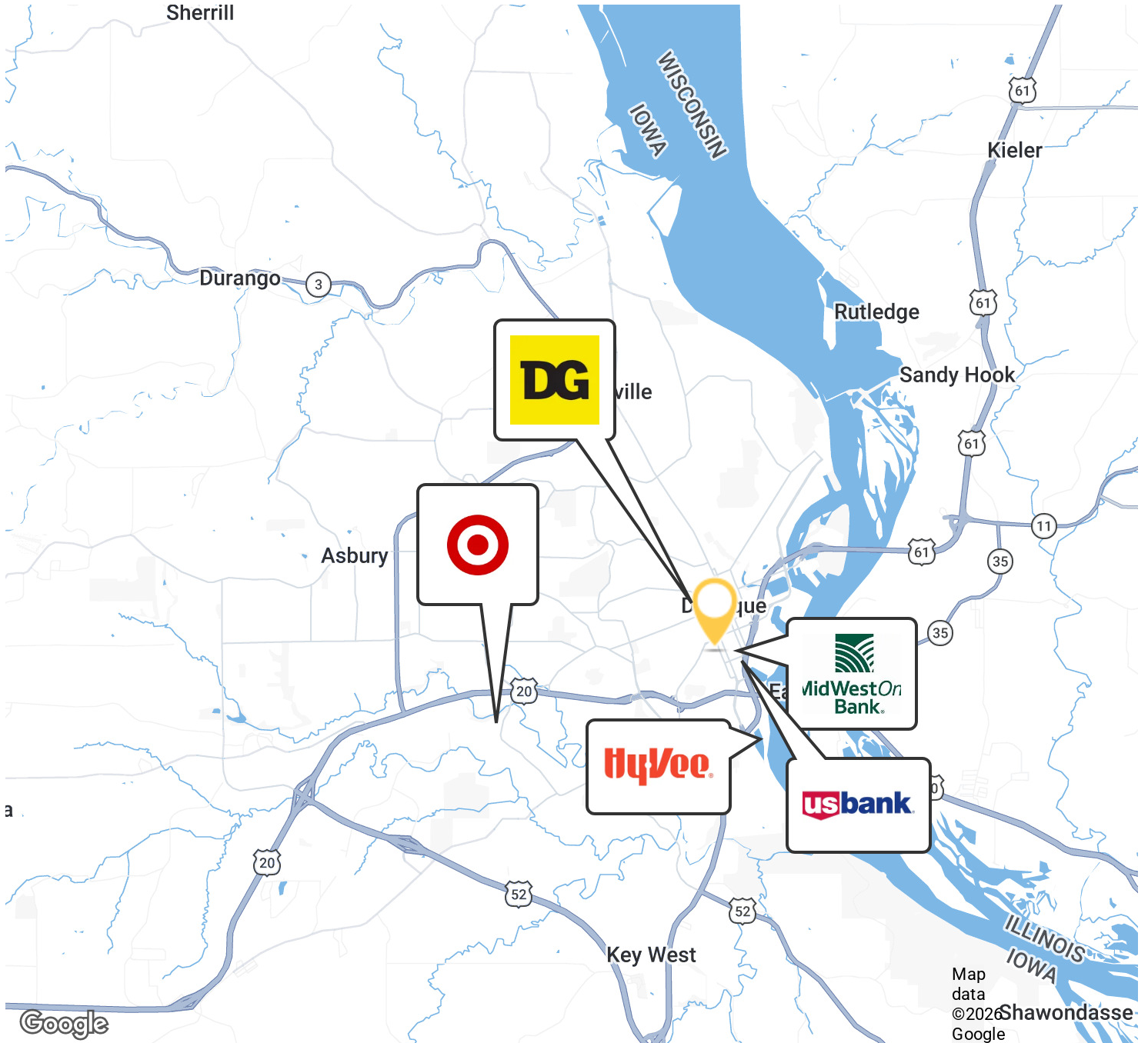
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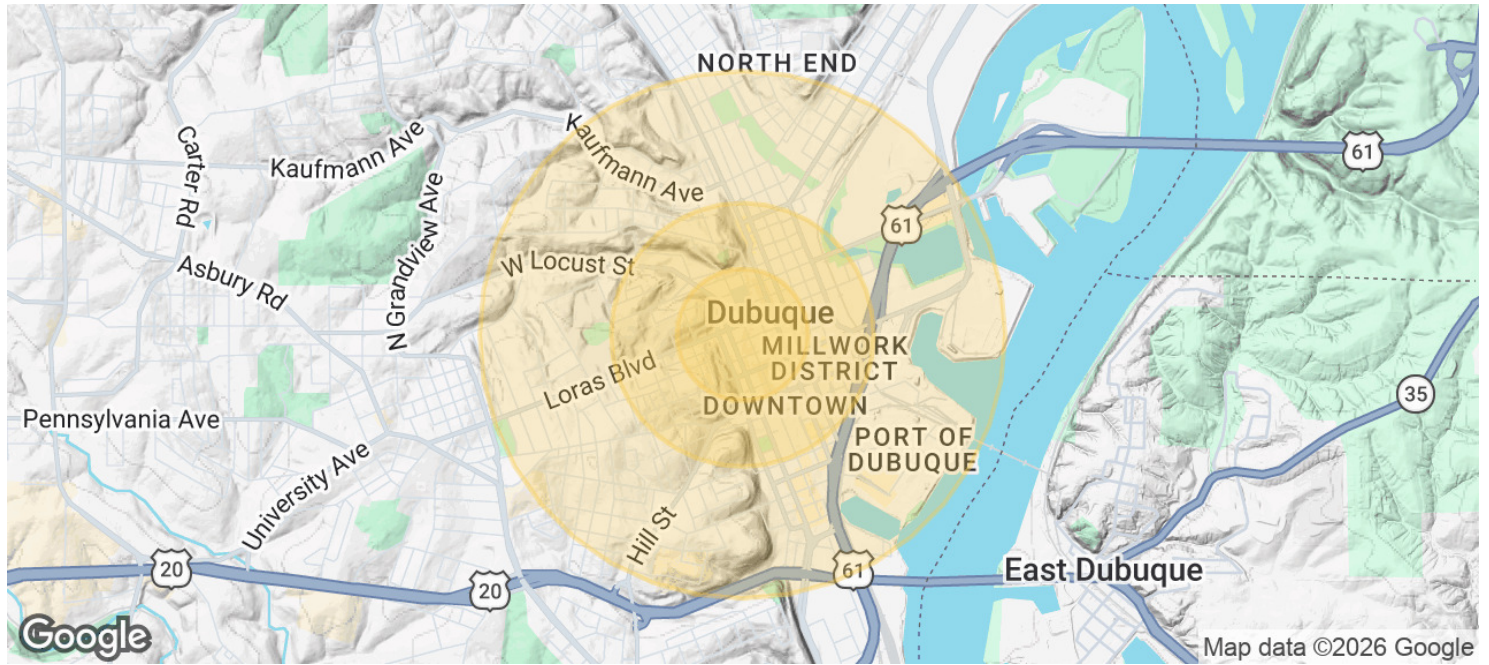
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,136	4,388	13,990
Average Age	27.2	28.5	32.2
Average Age (Male)	29.8	31.4	31.7
Average Age (Female)	27.0	28.1	33.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	587	2,160	6,314
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$61,052	\$58,971	\$63,535



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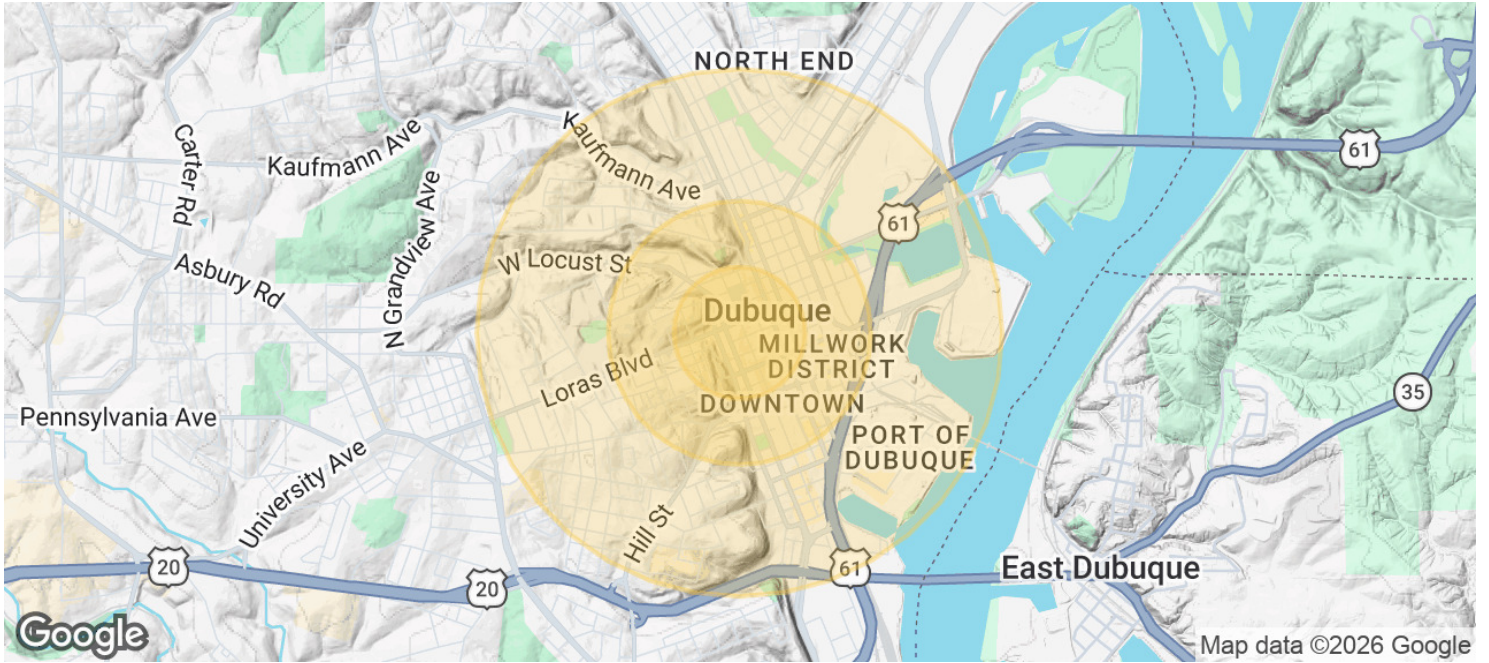
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Average House Value

\$340,792

\$196,820

\$158,334

2023 American Community Survey (ACS)



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