

Multifamily Grace Plaza Apartments FOR SALE

Multifamily

2006 N 18th St

(Multiple Addresses)

Omaha, NE 68110

Property Highlights

- \$2,700,000
- 24 Units
- All units are 2 beds, 1 bath layout
- Newer updates
- Well maintained

Property Description

Portfolio-style multifamily opportunity near 2006 N 18th Street in Omaha, NE 68110 featuring six buildings and a total of 24 units. Each building includes four well-maintained apartments, all configured as 2-bedroom, 1-bath layouts with updated flooring, private balconies, and individual garages for added tenant appeal. Recent capital improvements include new water heaters along with ongoing interior updates that enhance durability and livability. A rare value-add multifamily investment with built-in upside and strong fundamentals.



Offering Summary

Units:	800 SF
Sale Price	\$2,700,000
Year Built	1992
Lot Size	2.51 AC
Zoning	R7
Traffic Count	3,675

Listed By:

Mike Blackmon & Jimmy Tran

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PROPERTY DETAILS

For Sale: \$2,700,000

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Omaha, NE 68110

Property Details

Property Type	Multifamily
Zoning	R7
Lot Size	2.51 AC
Traffic Count	3,675
Cross Streets	N 18th St & Grace St
Property Taxes	\$242.89/Unit (2023)

Parking & Transportation

Parking Type	Surface
Parking Spaces	16

Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	1 per unit

Location Information

Building Name	Grace Plaza Apartments
Street Address	2006 N 18th ST
City, State, Zip	Omaha, NE 68110
County/Township	Douglas County

Building Information

Building Units	24
Building Class	C
Number of Floors	2
Year Built	1992

Investment Highlights

Annualized NOI	\$241,331 - 2025 *
Cap Rate	7%

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	10,116	125,422	249,073
Households	3,528	51,116	99,520
HH Income	\$54,574	\$63,528	\$67,665

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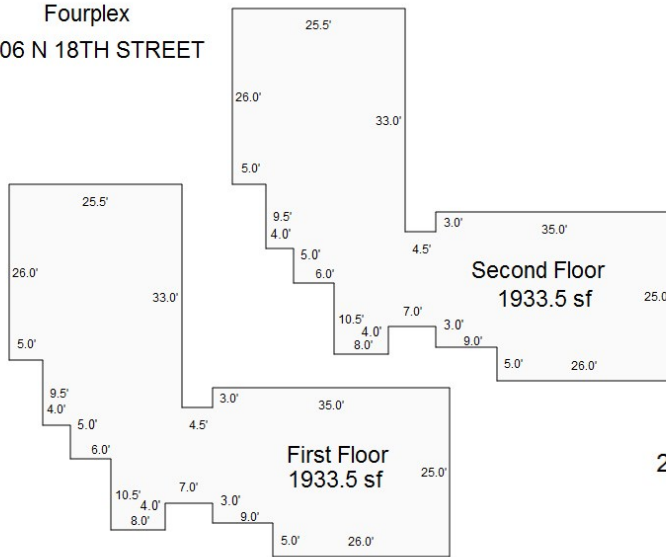
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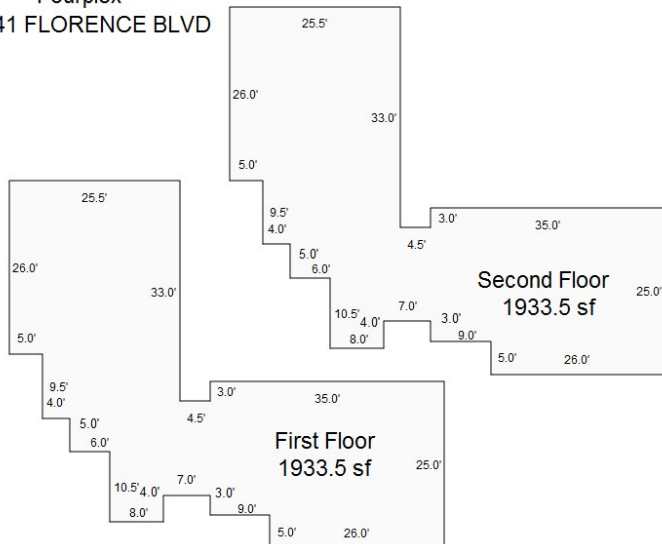
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Second Floor
1937.5 sf

35.5' 4.0' 47.5' 25.5' 26.0' 5.0' 9.5' 2.0' 12.0' 2.0' 9.5' 5.0' 26.0'



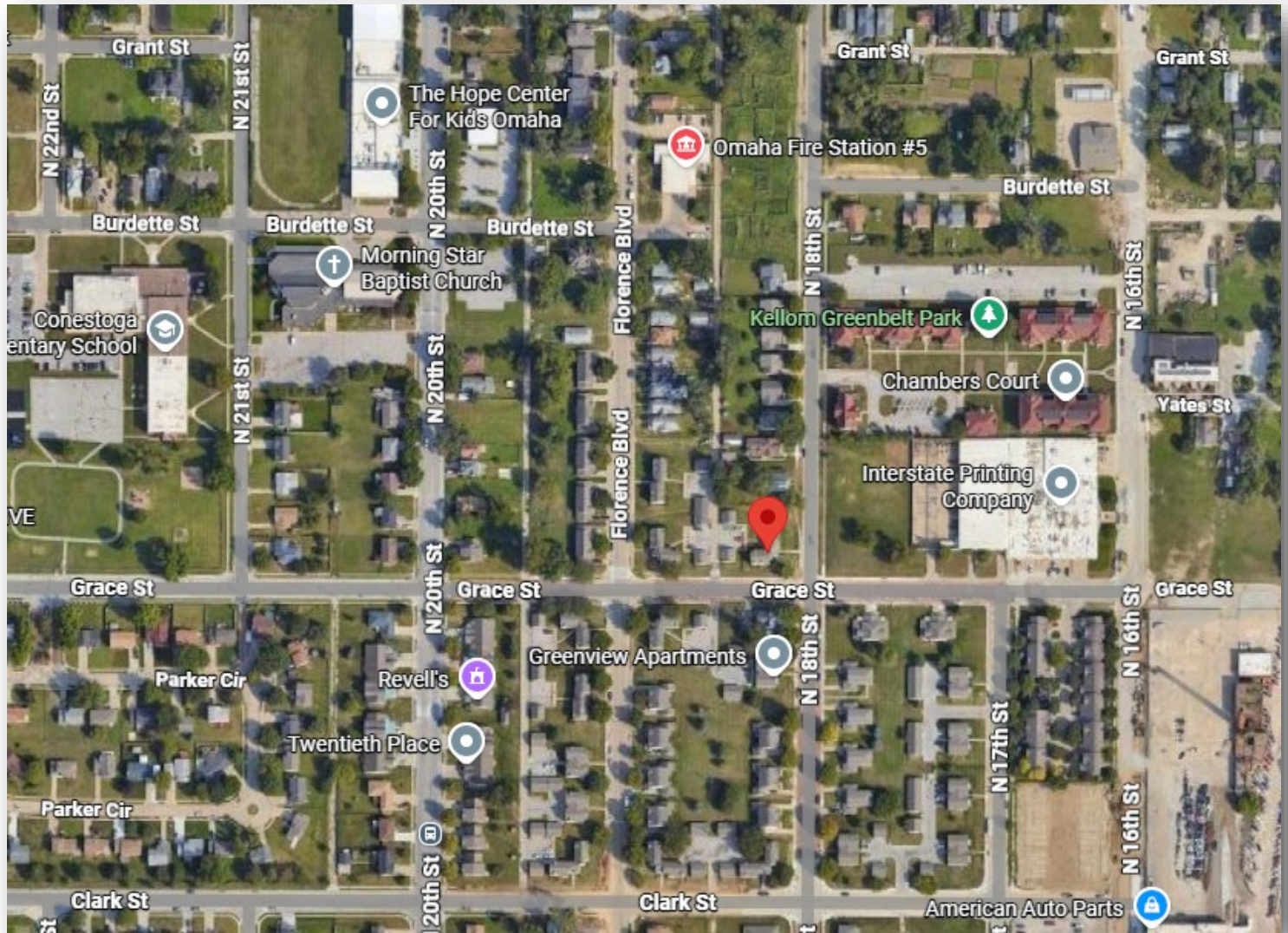
First Floor
1922.5 sf

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PLOT AERIAL

For Sale: \$2,700,000

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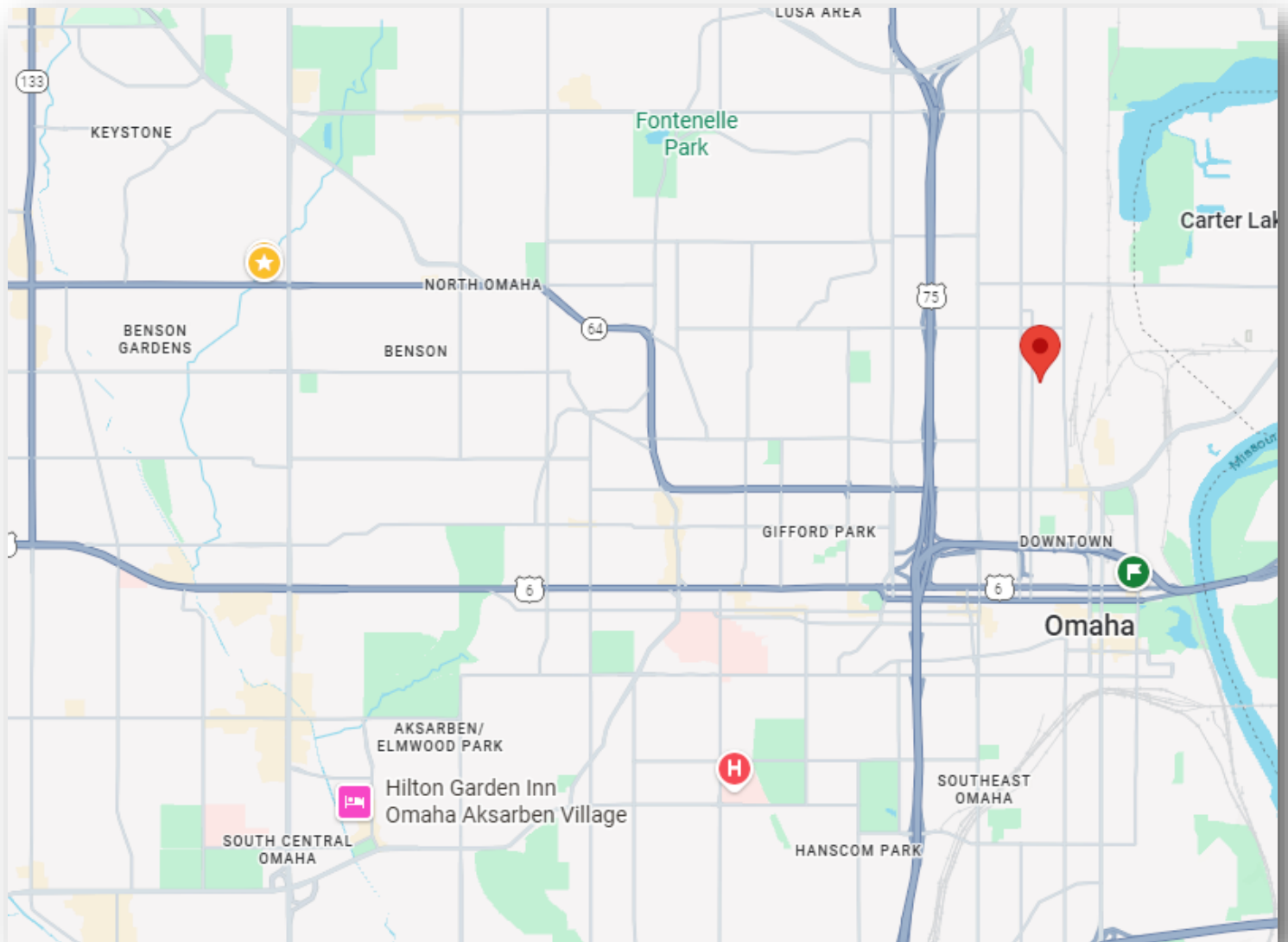
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MAP AERIAL

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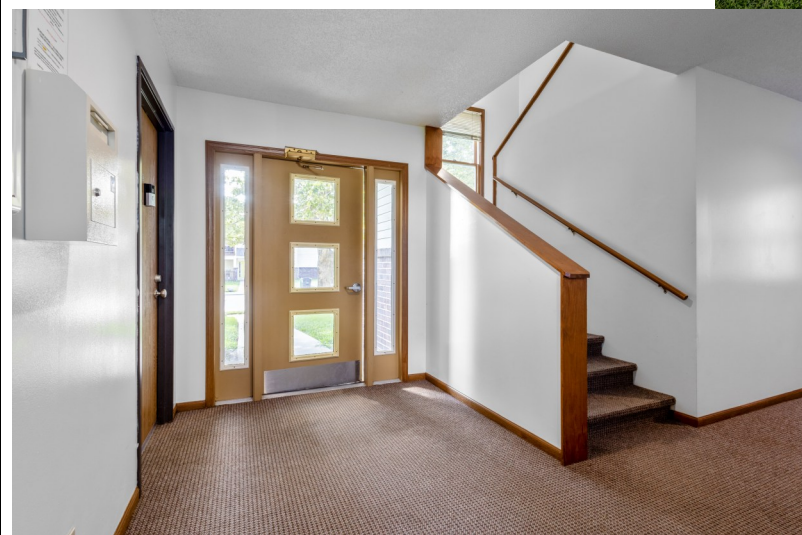
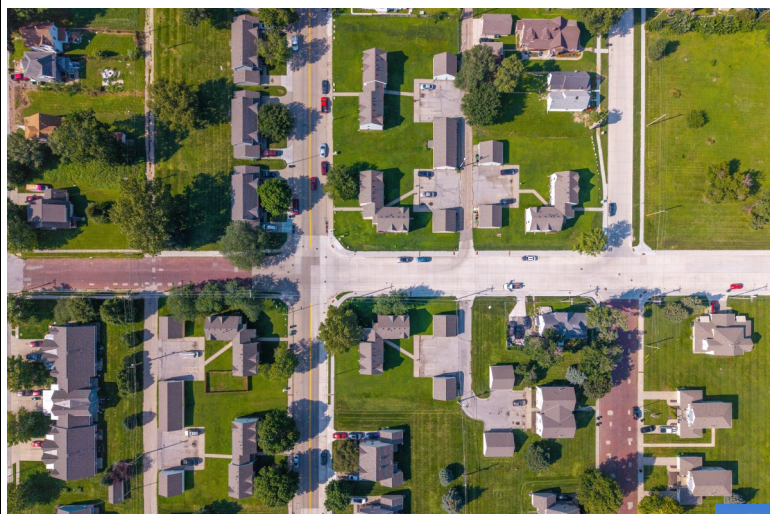
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PHOTOS

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