



PROPERTY SPECIFICATIONS

- Luma Heights Apartments
- 217 19th Street Sioux City, IA 51105
- Mid-rise apartment building
- Class A Potential
- (87) apartments & (12) parking stalls on 0.69 acres
- Unit mix: (42) studios, (35) 1-beds, (5) 2-beds & (5) 3-beds
- Rentable area: 74,037 SF | Gross area: 82,257 SF
- Built 1920; formerly a hotel, converted to apartments
- Creative financing options available
- Purchase Price: unpriced

REDEVELOPMENT POTENTIAL

Primed for redevelopment, this Sioux City property presents a compelling opportunity for affordable, workforce, or HUD-supported housing. The site may be well-suited for developers or housing providers seeking to pursue public/private incentives, tax credits, grant programs, or other low-income housing initiatives. Buyer to verify zoning, density, program eligibility, and available development incentives.

GENERAL OFFERING

The Sioux City-IA-MSA boasts one of the nation's lowest unemployment rates at 3.2% as of April 2026. Sioux City benefits from a diversified regional economy, strong industrial and food-processing presence, and central access to Interstate 29, rail, river transport, and Sioux Gateway Airport.

**For a complimentary real estate consultation,
call (402) 213-1936**