



**Multi-Family | For Sale | 23,396 SF**

**Updated Multi-Family Housing  
Investment Opportunity  
Immediate Cash Flow with Upside  
Rent Appreciation Potential**

**525 N Arlington  
Kalamazoo, MI 49006**

### Overview

Welcome to Arlington off Main! This 25 unit apartment community is unlike anything else in the market. With immediate cash flow available, improved unit fit and finish, and updated capital elements, this investment is primed for any investor that seeks stabilized cash flow day one! Rents are under market comparable to like kind communities giving the future owner the opportunity for income upside! Geographically positioned by the new Arena project in Downtown, Kalamazoo College, and Western Michigan University, the subject property will be relevant for years to come!

**Sale Price**

**\$1,850,000**

**Matthew Callander, CCIM**  
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## PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Kalamazoo Township
Gross Size:	23,396 SF
Buildings / Units:	3 Buildings / 25 Units
Building Levels:	3 Levels
Total Acres:	1.57 Acres
Year Built / Renovated:	1972 / 2022
Exterior:	Vinyl
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	Abundant / Private
Restrooms:	1 / Per Unit
Air Conditioning:	Central Air
Laundry:	Yes - Owned by Seller
Estimated NOI:	\$90,481
Capitalization Rate:	4.89%



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## AERIAL PHOTOS



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## PROPERTY PHOTOS



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## INTERIOR PHOTOS



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