

# MULTI-FAMILY FOR SALE

**PRICE REDUCED!!! \$78,000**



**9000 Montview Blvd** is a five unit apartment building situated in a vibrant neighborhood, close to Stanley Marketplace and Stapleton's Central Park. Historically 100% occupied, this property presents an excellent investment opportunity.



**849,000**  
SALE PRICE

Montview Manor Apartments at Central Park (Stapleton) is an ideal location that will create the perfect home for your valued tenants! Just a short walk to great restaurants, the Stanley Marketplace, Fitzsimmons Medical Complex, public parks with tennis courts, a dog park, recreation facilities, and LightRail. Our community exceeds tenants' expectations, enabling long-term loyal tenancy!

#### OPPORTUNITIES:

- Oversized 2-car garage you can rent out as storage units for additional cash flow.
- Large lot is oversized and zoned for expansion of another structure for additional cash flow.
- New owner can install coin-op laundry machines for additional cash flow.



#### UNIT MIX

Three - 1bd/1bth  
Two - 2bd/1bth



#### PROPERTY HIGHLIGHTS

Built/Reno: 1956/2018  
2 Stories  
2 Two-Car Garage Spaces  
Lot Size: 7,841 SF  
Zoning: OA-RMU

For More Information, Contact:

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# 9000 MONTVIEW BLVD - AURORA CO 80010



- + Income = \$81,468
- Expenses = \$11,995
- % Cap Rate = 8.1
- \$ NOI (Est) \$69,472

- 📍 Central Location
- 🏢 20 Minutes to Downtown
- ✈️ 30 Minutes to DIA
- 🚌 Nearby Public Transit



[CONTACT US](#)