

FOR SALE



301 & 303 COLLEGE ST, TIFFIN

\$1,375,000

12 apartment units in 4 buildings with four, 2 bed 2 bath, four 2 bed 1 bath and four 1 bed 1 bath units. There are two 4-plexes and two duplexes on two adjacent lots in Tiffin. This location is just a block south of Marengo Rd & a block east of the Clear Creek Middle School. The 2 parcels are set off a quiet cul-de-sac but close to many conveniences, plus with I-80 only a third of a mile away, it makes this complex easy to lease for those who commute. The units are well kept and in good condition. The duplexes have laundry hookups in the units for the tenant's washer and dryer and the 4-plexes have a common coin operated laundry room. All units have through-the-wall AC units with individual gas heat and water. The parking lot is newer, and the overall look of this property is very neat and tidy. Many long-term tenants in place. Please allow 48-hour notice to show. Note one renter enjoys a below market rate due to the length of their tenancy.

Information deemed reliable, but not guaranteed.

Price:

\$1,375,000

Zoning:

R4

Total SqFt:

5,880 SQFT

Total Units:

12 Units

Traffic Count:

2,250 cars on 10th Ave per day

Directions:

From I-80 north on S Roberts Ferry Rd, E on W 3rd St, north on College St. From Hwy 6/Marengo Rd south on S Roberts Ferry Rd, E on W 3rd St, north on College St.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

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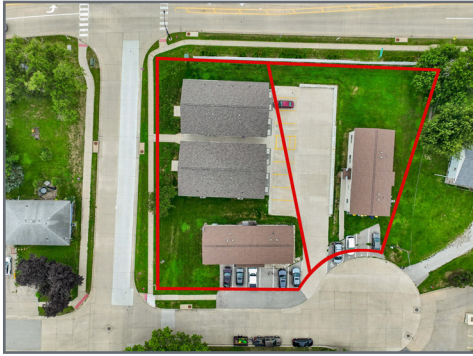
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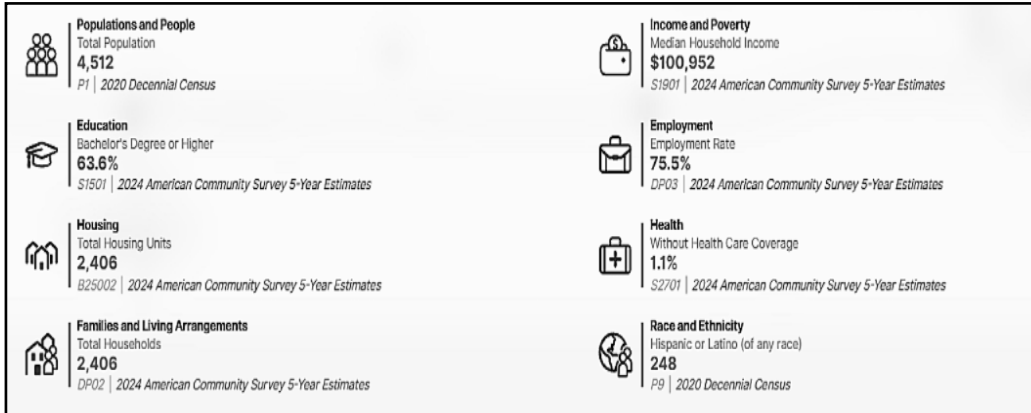
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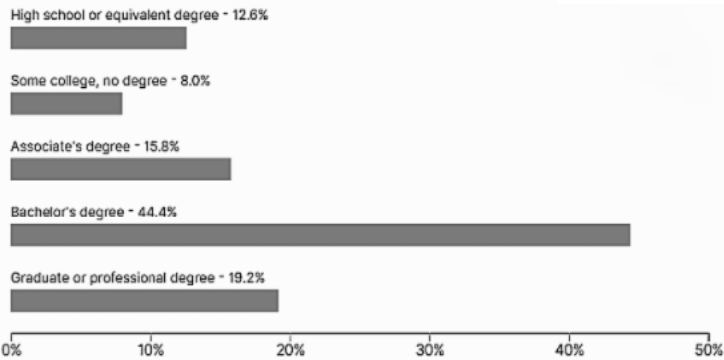
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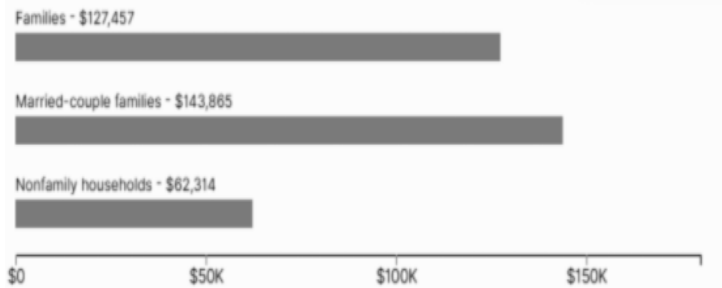
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Education Attainment (Population 25 Years and Older) in Tiffin city, Iowa



Median Income by Types of Families in Tiffin city, Iowa

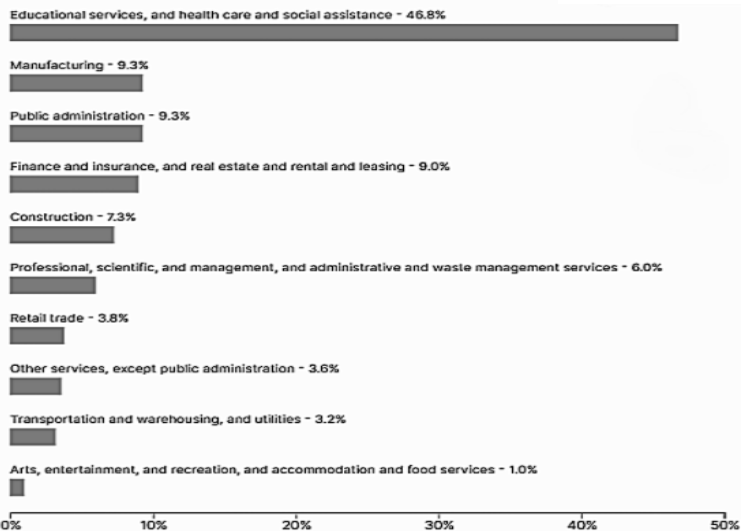


Class of Worker in Tiffin city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Over in Tiffin city, Iowa



United States®
Census
Bureau

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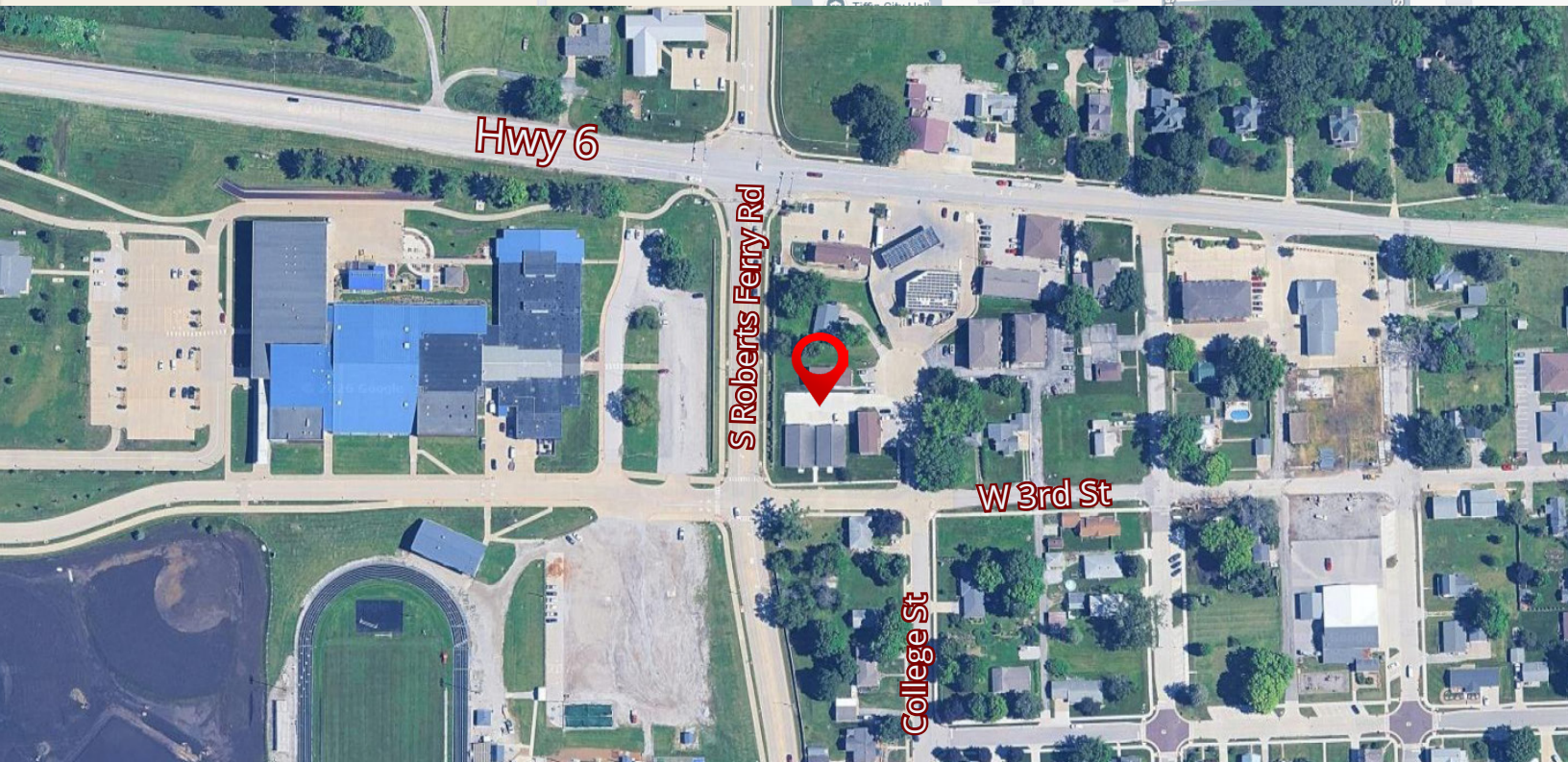
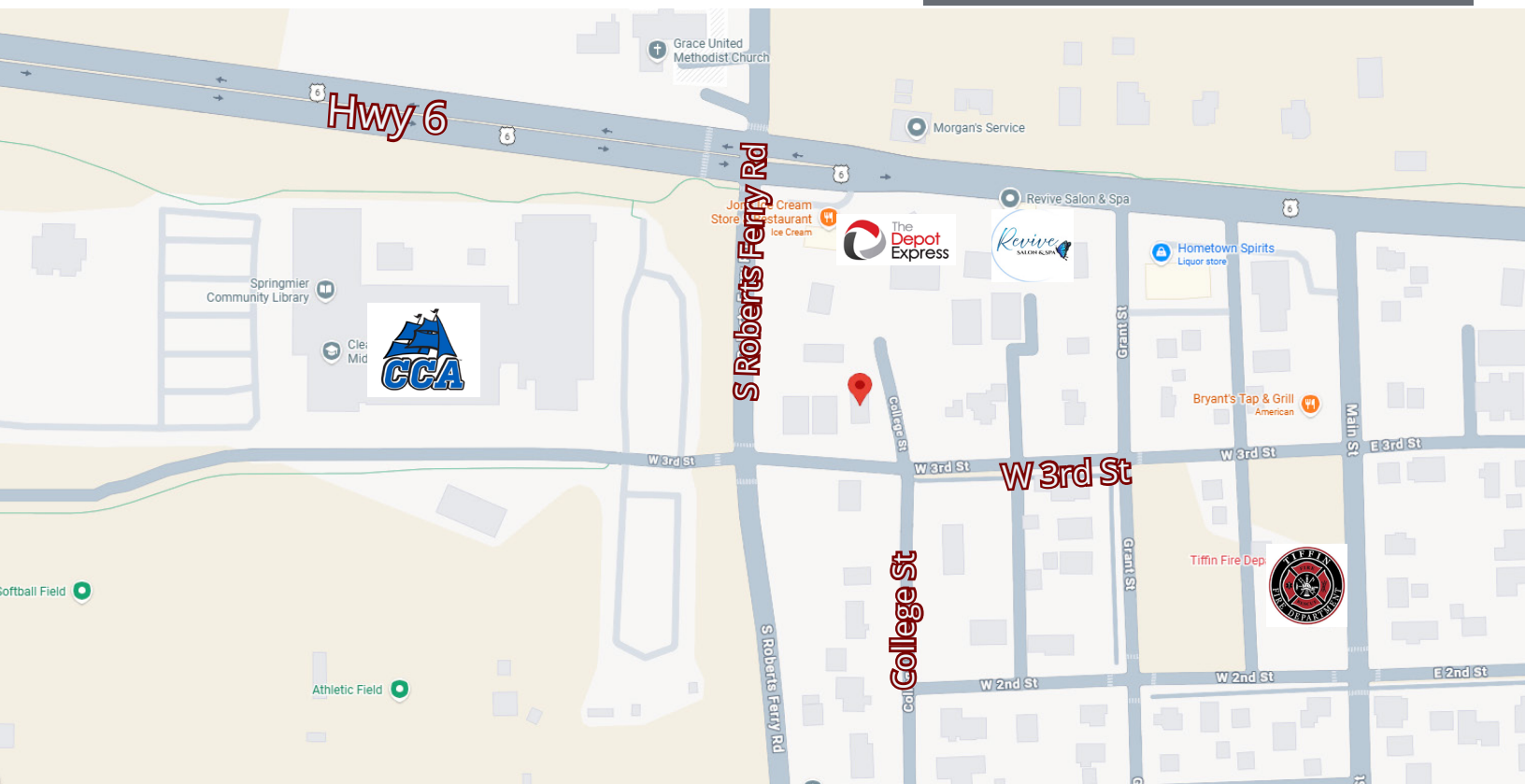
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