



### Steady Stream Of Income !!

1950 A St , 1960 A St , Sparks NV 89431

MLS:210002641    PRICE:\$1,675,000.00

Bedrooms: 9  
Year Built: 1950  
Parking: 10 Cars

Full Baths: 9  
Lot Size: .26  
Sqft: 3826

#### PROPERTY FEATURES:

- ▣ Family room
- ▣ Stove/Oven
- ▣ Dining room
- ▣ Granite countertop
- ▣ Refrigerator
- ▣ Laundry area - inside

#### OTHER FEATURES:

- ▣ Laminate Floors !
- ▣ Tankless Water Heaters

#### PROPERTY DESCRIPTION:

1960 \$525,000 is a triplex single-family house 2 bed 1 bath main unit w/ 2 units 1 bed 1 bath. 1950 \$1,150,000 is a 6-plex. 2 bed 1 bath house attached to 4 units 1 bed 1 bath and 1 studio. Additional room plumbed for laundry area 9 units Total. Properties may be sold separately Call Now!! CAP RATE 6.185% Financials Released With Accepted Offer

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