

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

## Triplex Investment Opportunity in Albia, IA

Address: 414 Benton Ave W, Albia, IA



**Tyler Boley**

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**Price:** \$150,000

**Acres:** 0.35

**Finished Sq. Ft.:** 2092

**Lot Area Sq. Ft.:** 15,260

**Gross Taxes:** \$1,728

**School:** Albia School District

**County:** Monroe

**Bedrooms:** 5

**Bathrooms:** 3

**Commercial**

**MultiUnit**

**Basement**

### Prime Investment Opportunity – 3-Unit Triplex in Albia, IA

Discover an excellent investment opportunity with this **well-maintained triplex** in the heart of Albia, IA. Featuring three separate units – a **1-bedroom, 2-bedroom, and 3-bedroom** apartment – this property offers strong rental potential for investors or owner-occupants looking to generate passive income.

#### Property Highlights:

- ? **Three Income-Producing Units** – A variety of layouts appeal to different tenant needs.
- ? **Spacious 3-Bedroom Unit** – Ideal for families or larger households.
- ? **Comfortable 2-Bedroom Unit** – A great option for small families or roommates.
- ? **Cozy 1-Bedroom Unit** – Perfect for singles or couples.
- ? **Desirable Location** – Situated in a quiet residential area close to local amenities, schools, and shopping.
- ? **Steady Rental Demand** – A great addition to any investment portfolio.
- ? **Off-Street Parking** – Convenient for tenants.
- ? **Income Potential** – Maximize cash flow with three separate rental incomes.

Don't miss this chance to own a **versatile, income-generating property** in Albia! Whether you're a seasoned investor or just starting, this triplex offers

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