

**FOR  
SALE**

**MULTI-FAMILY** Ryan Apartments  
2 Building - 16 Unit Complex  
186 and 196 Ingalls St., Lakewood



Each Building has  
Great unit mix!

186 Ingalls  
5- 2 Bed/1 Bath  
3 - 1 Bed/1 Bath

196 Ingalls  
4 - 2 Bed/1 Bath  
4- 1 Bed/1 Bath

Average 2 Bed Rent  
\$1,015  
Average 1 Bed Rent  
\$1,000



**Sale Price:** \$2,362,500  
**Price/Unit:** \$147,656.25  
**Price/SF:** \$208.33



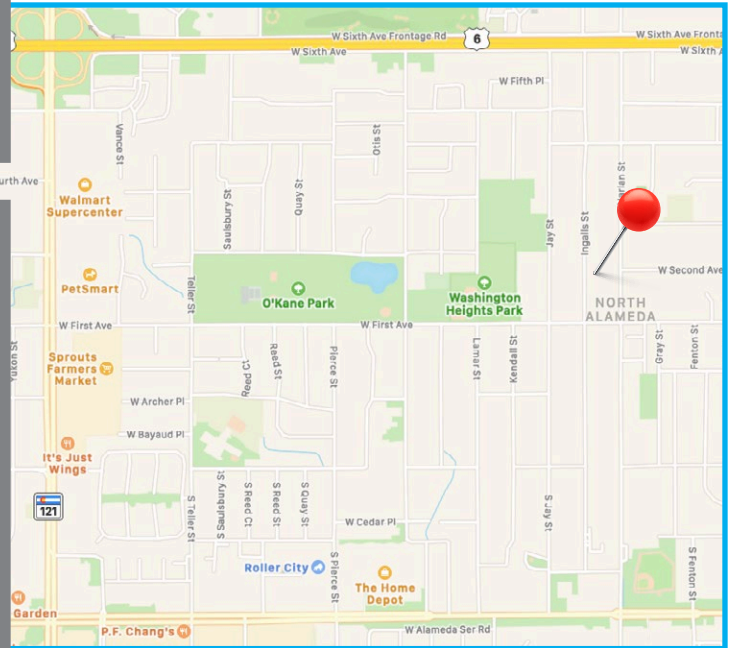
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**FOR  
SALE**

# MULTI-FAMILY Ryan Apartments 2 Building - 16 Unit Complex 186 and 196 Ingalls St., Lakewood



- YOC – 1972
- Each building is 5,670 square feet for a total of 11,340.
- Lot size - 33,750 square feet/ .77 acres
- 14-16 parking spaces per building
- New roofs in December 2020
- 2020 Taxes - \$ 15,215
- 2020 Insurance - \$ 21,280
- Easy access from 6th Ave, Wadsworth Blvd. and Alameda Ave



**Sale Price:** \$2,362,500  
**Price/Unit:** \$135,882  
**Price/SF:** \$177.46



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