



Property Highlights

- **11-Unit Income Property** – Fully occupied and performing, offering immediate stabilized returns
- **Core Infill Location** – Centrally positioned near Palmer College of Chiropractic, downtown Davenport and the Jefferson Street corridor within the R-MF zoning district, supporting long-term residential and small commercial use potential
- **Consistent Operating Performance** – NOI of \$19,925 and 7.69% cap rate based on current income and expense analysis
- **Solid Construction** – ±5,456 SF brick building on ±0.26 acres, featuring efficient unit layouts and a reliable tenant base
- **Investment Profile** – Ideal for investors seeking stabilized income with future repositioning or rent-growth potential in the Quad Cities market

Portfolio Opportunity – Available individually or as part of a five-property Davenport investment portfolio offered collectively for \$1,250,000, representing approximately a 5% savings compared with individual pricing

Multi-Tenant Investment

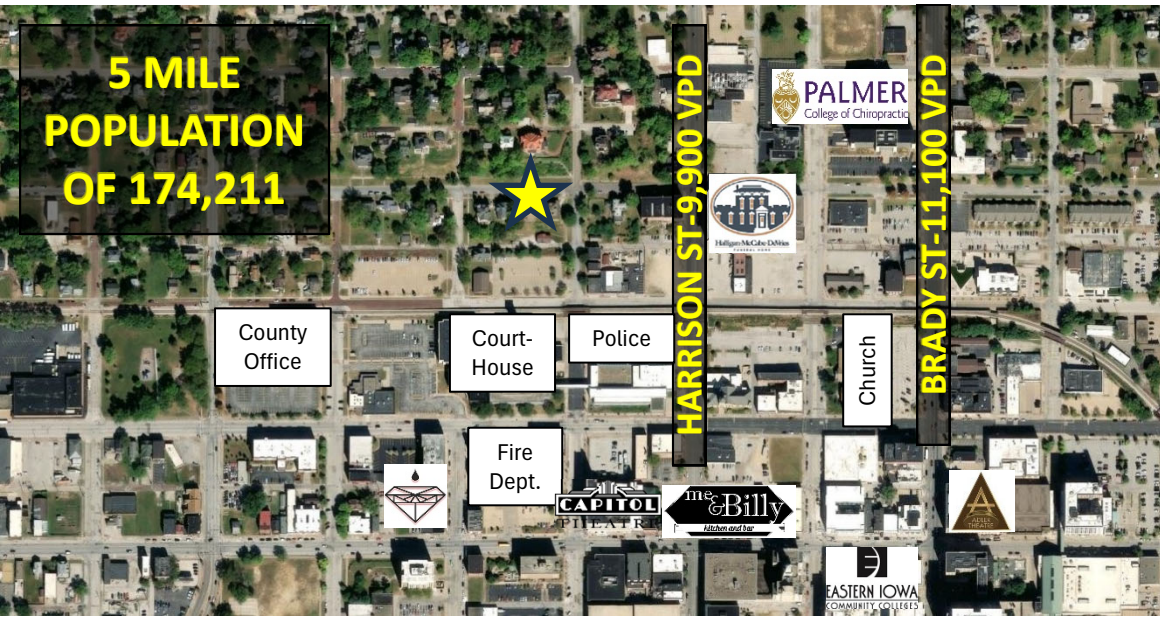
413 W. 6th Street, Davenport, IA

FOR SALE	\$259,000
BUILDING SIZE	±5,456 SF

Details

Occupancy	100% - 11 Units
Net Operating Income	\$19,925 (currently)
Cap Rate	7.69% (at list price)
Taxes	\$4,730 (2025)
Lot Size	±0.26 Acres
Zoning / Parcel	R-MF / #G0054-22
Year Built	1893

**5 MILE
POPULATION
OF 174,211**



**Accessible
Setting** – Close proximity to downtown employment centers, retail corridors, and public amenities



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