FOR SALE

611 N 4TH ST

STERLING, CO 80751 · 12 UNIT APARTMENT BUILDING

innovate
COMMERCIAL REAL ESTATE



› PROPERTY OVERVIEW

$1,050,000
ASKING PRICE

12 Units
ALL TWO BEDROOM

Property Summary

ADDRESS	611 N 4th St, Sterling, CO 80751
COUNTY	Logan
PARCEL	38052529410016
PROPERTY TYPE	Multifamily, Apartments
UNITS	12, all two bedroom, one bath
PRICE PER UNIT	$87,500
CAP RATE	6.9%
OCCUPANCY	100% (rent roll 11/4/2026)
BUILDING	Two story, built 1965
LAND AREA	±0.39 AC
LAUNDRY	On site laundry
TENANT PAID UTILITIES	Electric and cable
LOCATION	North of downtown Sterling

- A **12 unit, two story apartment building** on North 4th Street, a short walk from downtown Sterling and less than a mile from Northeastern Junior College.
- Every unit is a **two bedroom, one bath** apartment, and the building is 100% occupied. On site laundry adds income.
- A rare small apartment offering in Logan County for **local landlords, regional investors and 1031 exchange buyers**.

› RENT ROLL AND FINANCIALS

12 of 12	$127,620	$76,774
UNITS LEASED	GROSS ANNUAL RENT	PRO FORMA NOI

UNIT	LEASE START	LEASE END	RENT
1	4/22/2026	3/31/2027	$950
2	12/1/2025	Month to month	$950
3	11/30/2025	10/31/2026	$950
4	Month to month	Month to month	$850
5	Month to month	Month to month	$700
6	Month to month	Month to month	$800
7	9/28/2026	8/30/2027	$950
8	9/16/2026	8/31/2027	$985
9	11/30/2025	8/31/2026	$800
10	11/30/2025	8/31/2026	$900
11	11/30/2025	9/30/2026	$950
12	Month to month	Month to month	$850
Total		**12 Units**	**$10,635**

All 12 units are 2 bed, 1 bath. Rent roll dated 11/4/2026; lease dates as listed, tenant names and balances left out. T12 is Dec 2025 through Nov 2026 from the operating statements (Nov partial), plus estimated property taxes ($5,000) and insurance ($9,800), both to confirm. Tenants pay their own electric and cable. Pro Forma: $950 per unit, 5% vacancy, 10% management, $250 per unit reserves. Repairs and maintenance are not shown. Cap rate at $1,050,000 on T12 NOI: 6.9%.

Income and Expenses

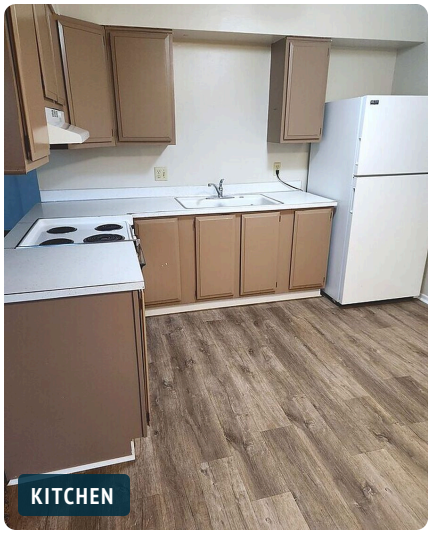
T12: Dec 2025 to Nov 2026 (Nov partial). Pro Forma: 12 months.

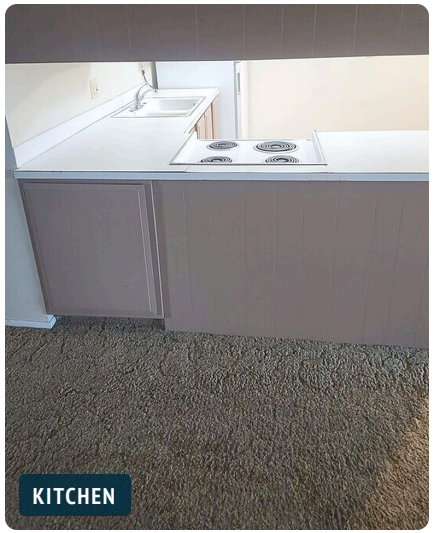
INCOME	T12	PRO FORMA
Rental Income	$121,765	$136,800
Vacancy (5%)		($6,840)
Laundry Income	$832	$900
Deposit Adjustments	($353)	
Total Income	**$122,245**	**$130,860**
EXPENSES	**T12**	**PRO FORMA**
Management	$14,776	$13,086
Lawn Care and Snow Removal	$539	$600
Utilities	$19,362	$22,600
Property Taxes (est.)	$5,000	$5,000
Insurance (est.)	$9,800	$9,800
Replacement Reserves		$3,000
Total Expenses	**$49,477**	**$54,086**
Net Operating Income	**$72,768**	**$76,774**

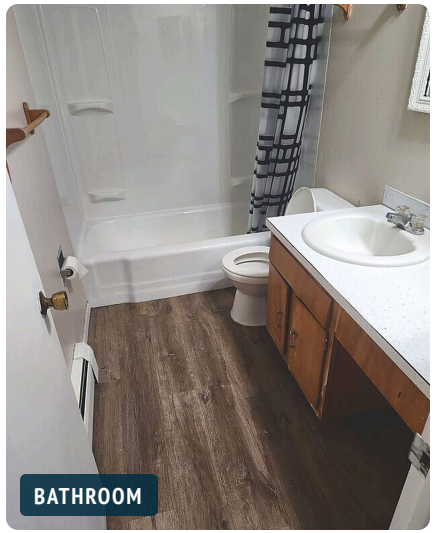
› UNIT INTERIORS

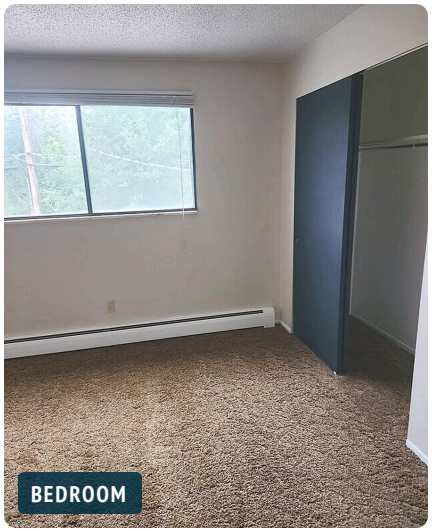
All 12 units are two bedrooms. The photos show vinyl plank floors in the kitchen, living area and bath, carpet in the bedrooms, and hot water baseboard heat from the boiler. Eight of the 12 units have been refurbished.

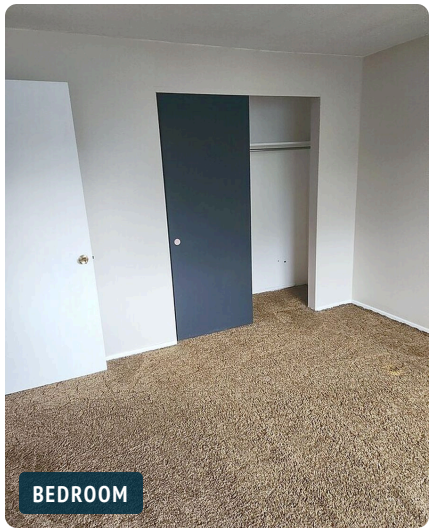


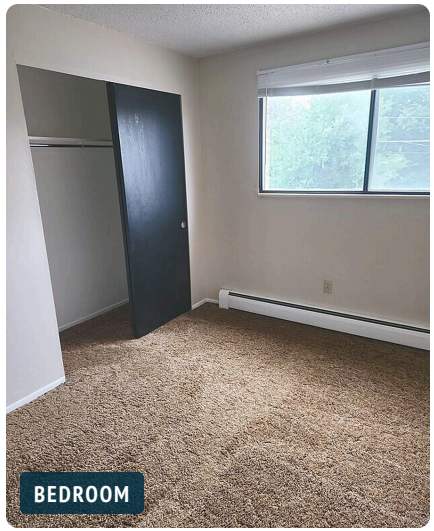












Sterling, Colorado

Sterling is the county seat of **Logan County** and the main service center for northeast Colorado, on the South Platte River and I-76. The city was incorporated in 1884 and had **13,735 residents** in the 2020 Census. The building sits in the older grid of homes just north of downtown.

About **6,800 people live within one mile**, and nearly half of those households rent. Most homes nearby were built before 1960, so newer rental housing is limited and two bedroom apartments stay in demand.

Major employers include **Northeastern Junior College**, 0.8 miles from the building, the Sterling Regional MedCenter about 2 miles away, the Sterling Correctional Facility and the RE-1 Valley School District. Students, hospital staff and state workers keep rental demand steady.

The building is about 2 miles from **I-76 Exit 125**, and Denver is about 127 miles southwest, roughly 2 hours and 15 minutes by car.

Trade Area Demographics

Metric	1 Mi	3 Mi	5 Mi
Population	6,838	13,778	14,606
Households	2,914	5,668	6,002
Renter Households	1,415	2,148	2,191
Median HH Income	$45,982	$53,358	$55,260
Median Age	36.2	39.0	39.3

Source: CoStar demographics, 2025 estimates, measured from the property.

› CONTACT AND DISCLAIMER

FOR MORE INFORMATION OR A TOUR

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Demographics: CoStar demographics, 2025 estimates, by radius from the property. Distances and drive times are approximate.