

Aspen Ridge Apartments - 4131-4225 S 25th St

4225 S 25th St | Omaha, NE | US | Douglas County
Available SF: 48,200 | Sale Price: \$6,050,000



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Sale Price:	\$6,050,000
Last Updated:	Sep 12, 2025

Economic Development Contact

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Property and Area Description

Colliers is pleased to offer for sale the 62-unit Aspen Ridge Apartment Community (the "Property"), located at 4131-4225 S 25th Street Omaha, Nebraska. The Aspen Ridge Apartments unit mix consists of 20 - one bedroom/one bathroom, 36 - two bedroom/one bathroom, and 6 - three bedroom/one bathroom apartment homes in twobuildings of three stories each. The properties were built in 1967 & 1993, with one-bedroom units measuring 700 square feet, two-bedroom units measuring 800 square feet, and three-bedroom units measuring 900 square feet. Importantly, the property has the potential to add washer and dryer hookups in each unit for an additional source of income. In addition, there are 20 rental garages and 62 total surface parking spaces that serve the properties. Aspen Ridge Apartments have been under new management since May of 2024, and the Property's operations and occupancy have improved significantly with a current occupancy rate of 97 percent.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation