

# 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



## 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 two buildings 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.

Building Type:	Multifamily
Available SF:	48,200
Total SF:	48,200
Sale Price:	\$6,050,000
Last Updated:	Aug 1, 2025

## Population



Source: ESRI®, 2024

## Economic Development Contact

Angie Baber  
Greater Omaha Economic Development Partnership  
808 ConAgra Drive, Ste 400`  
Omaha, NE 68102  
| ababer@selectgreateromaha.com

## Households



Source: ESRI®, 2024

## Realtor/Owner Contact

Michael Miller

## Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown