

FOR SALE



NORTHLAND DUPLEX PORTFOLIO | 4 UNITS

4 DUPLEX UNITS

AUDREY NAVARRO
MANAGING PARTNER
816.774.4250
audrey@clemonsrealestate.com



PROPERTY SUMMARY

NORTHLAND DUPLEX PORTFOLIO



CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM



OFFERING SUMMARY

Sale Price \$840,000

Building Style \$210,000

Unit Count 4

Market Northland KC

PROPERTY OVERVIEW

4 Duplex Units are located in the Ridge neighborhood on Mercier Ct and 77th St. near 169 HWY and Barry Rd. They are less than a year old with three recently completed in 2019. Current rents range from \$1,775 to \$1,875. These 3 BR/2.5 BA units each have large decks, modern kitchens and baths, 1 - 2 car garages, vinyl siding and finished basements plumbed for a third bathroom.

PROPERTY HIGHLIGHTS

- All 4 Units built and maintained by the same Developer in 2019
- Great Highway Access being 15 minutes from Downtown and Airport
- Properties all located family-friendly suburban neighborhood in the Northland market
- In great Northland Suburban School District
- Upgraded Appliances and Fixtures

FOR SALE

AUDREY NAVARRO
MANAGING PARTNER
816.774.4250
audrey@clemonsrealestate.com

ADDITIONAL PHOTOS

NORTHLAND DUPLEX PORTFOLIO



CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM



FOR SALE

AUDREY NAVARRO
MANAGING PARTNER
816.774.4250
audrey@clemonsrealestate.com

RENT ROLL

NORTHLAND DUPLEX PORTFOLIO



UNIT	BEDS	BATHS	RENT
1232 NW 77th St	3	2.5	\$1,775
7602 N. Mercier Ct.	3	2.5	\$1,750
7622 N. Mercier Ct.	3	2.5	\$1,875
7624 N. Mercier Ct.	3	2.5	\$1,825
Totals/Averages			\$7,225

FOR SALE

AUDREY NAVARRO
MANAGING PARTNER
816.774.4250
audrey@clemonsrealestate.com