

FOR SALE



MIXED USE 6 UNITS

2520 E 85TH STREET, KANSAS CITY, MO 64132

THOMAS SKEVINGTON
MULTI-FAMILY & INVESTMENT SALES
913.231.1086
thomas@clemonsrealestate.com

DAVIS PARRY
COMMERCIAL & INVESTMENT SALES
816.699.0841
davis@clemonsrealty.com



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OFFERING SUMMARY

Sale Price: \$480,000

Unit Count: 6
(4 apartments, 1 retail space, 1 office/warehouse/garage)

Unit Size: 700-1,750 SF

Lot Size: 10,000 SF

PROPERTY OVERVIEW

Renovated 6 unit mixed use property. Four apartments, one office/warehouse/garage and one corner retail space.

PROPERTY HIGHLIGHTS

- Fully renovated property with high-end finishes in turnkey apartment units
- Just down the road from both the Cerner Innovations Campus and Center Elementary School
- Centrally located with good highway access
- Great live/work opportunity
- Ideal first investment property

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



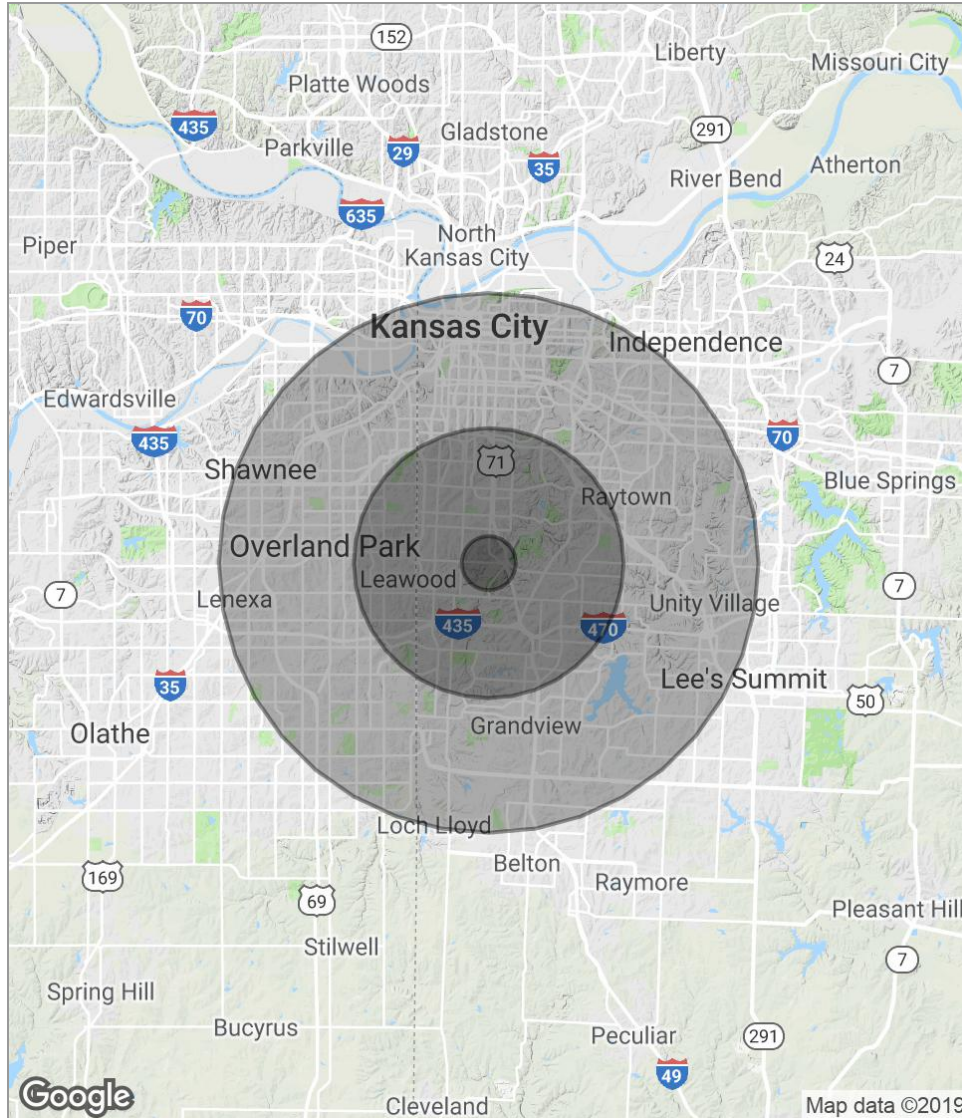
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	5,910	192,169	720,422
Median age	29.3	37.8	37.3
Median age (Male)	27.7	36.4	35.8
Median age (Female)	30.0	39.0	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,393	83,548	311,166
# of persons per HH	2.5	2.3	2.3
Average HH income	\$33,633	\$68,930	\$67,018
Average house value	\$87,959	\$253,684	\$218,281

** Demographic data derived from 2010 US Census*

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