


## ST. MARGARET'S SENIOR LIVING APARTMENTS

759 VERMONT AVENUE  
KANSAS CITY, KS 66101

 COLDWELL BANKER COMMERCIAL | SELECT

### INVESTMENT HIGHLIGHTS

NUMBER OF UNITS: 111

### COMMUNITY HIGHLIGHTS

- LAUNDRY FACILITIES
- ROOF TERRACE

### APARTMENT FEATURES

- AIR CONDITIONING
- HEATING
- SMOKE FREE
- WHEELCHAIR ACCESSIBLE (ROOMS)
- KITCHEN
- DINING ROOM

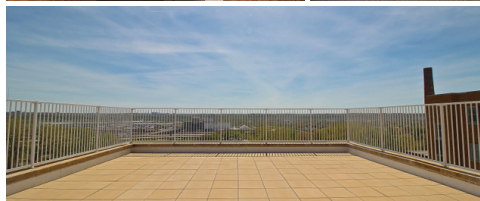
### DETAILS

#### UTILITIES INCLUDED

- GAS
- WATER
- ELECTRICITY

#### PROPERTY INFORMATION

- BUILT IN 1922
- 111 UNITS/6 STORIES



### CAPITAL IMPROVEMENTS

- GUT RENOVATION IN 2013, DOWN TO STRUCTURE
- ALL NEW EVERYTHING, COPPER PLUMBING AND ELECTRICAL, 22-SEER HVAC
- NEW ROOF IN 2022 WIND EVENT PULLED UP THE GLUED MEMBRANE, SO ALL NEW WITH A SUCTION/VENT AND MECHANICAL ATTACHMENTS
- NEW DOMESTIC HOT WATER MAIN LINE PIPING IN GROUND FLOOR
- 2 NEW HIGH EFFICIENCY HOT WATER DOMESTIC BOILERS
- MISC APPLIANCE REPLACEMENTS AND HVAC COMPRESSOR/ CONDENSER UPGRADES

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