

FOR SALE



# FIRST CITY LOFTS

614/616 CHEROKEE ST, LEAVENWORTH, KS 66048

**QUINN HAHS**

ASSOCIATE

816.621.2130

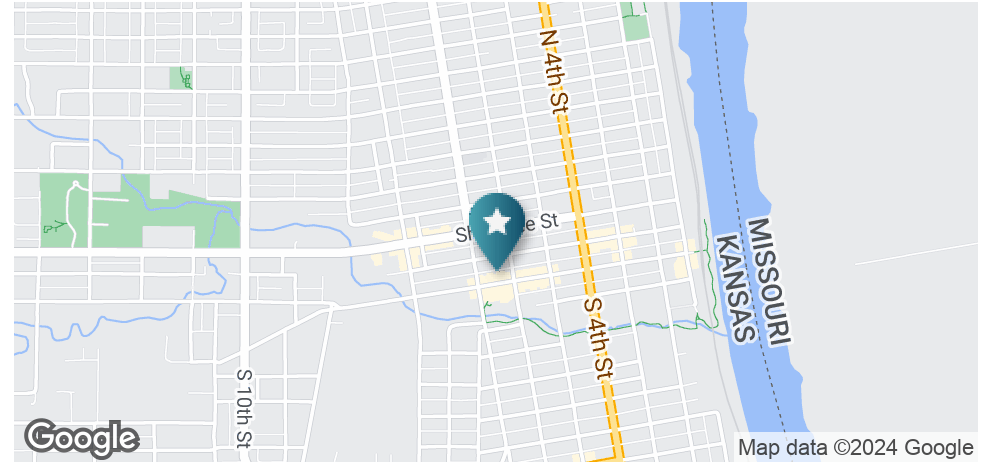
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**CLEMONS**

CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 [CLEMONSLIFE.COM](http://CLEMONSLIFE.COM)

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$650,000
Number Of Units:	8
Cap Rate:	8.39%
NOI:	\$54,559
Lot Size:	0.15 Acres
Building Size:	7,475
Zoning:	CBD
Price / SF:	\$86.96

## PROPERTY OVERVIEW

Discover a compelling investment opportunity at 614/616 Cherokee St, Leavenworth, KS. This mixed use property features 7 residential units and a 1,500 SF commercial space, offering a diverse income stream. With a two-story back deck, off-street parking, and a backlog of lease applications, this mixed-use asset is primed for ongoing success. Situated in a prime location, this property provides an attractive opportunity in the vibrant Leavenworth area, ensuring strong demand and long-term value potential.

## PROPERTY HIGHLIGHTS

- Turn-Key, renovated and fully leased with backlog of applications
- Mixed-Use Asset: 7 Unit apartment building with a 1500 SF commercial space
- Compelling Location: Positioned between Fort Leavenworth and St Marys University on a historic walkable downtown corridor
- Steps away from shopping, dining, and entertainment
- Two-story back deck accessible by two units

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# PROPERTY DESCRIPTION



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### LOCATION INFORMATION

Property Name	First City Lofts
Street Address	614/616 Cherokee St
City, State, Zip	Leavenworth, KS 66048
County	Leavenworth
Parcel(s)	052-077-36-0-20-07-008.00-0 052-077-36-0-20-07-009.00-0

### BUILDING INFORMATION

Property Zoning	Central Business District
Building Size (SF)	7475
Street Frontage (FT)	48
Average Unit Size (SF)	934
Number of Buildings	2

### Utility Metering

Electric	Evergy   Individual/Master Meter   Landlord Paid
Gas	Kansas Gas Service   Master Meter   Landlord Paid
Water/Sewer	Leavenworth Waterworks   Master Meter   Landlord Paid
Trash	GJ Disposal   Landlord Paid

# ADDITIONAL PHOTOS

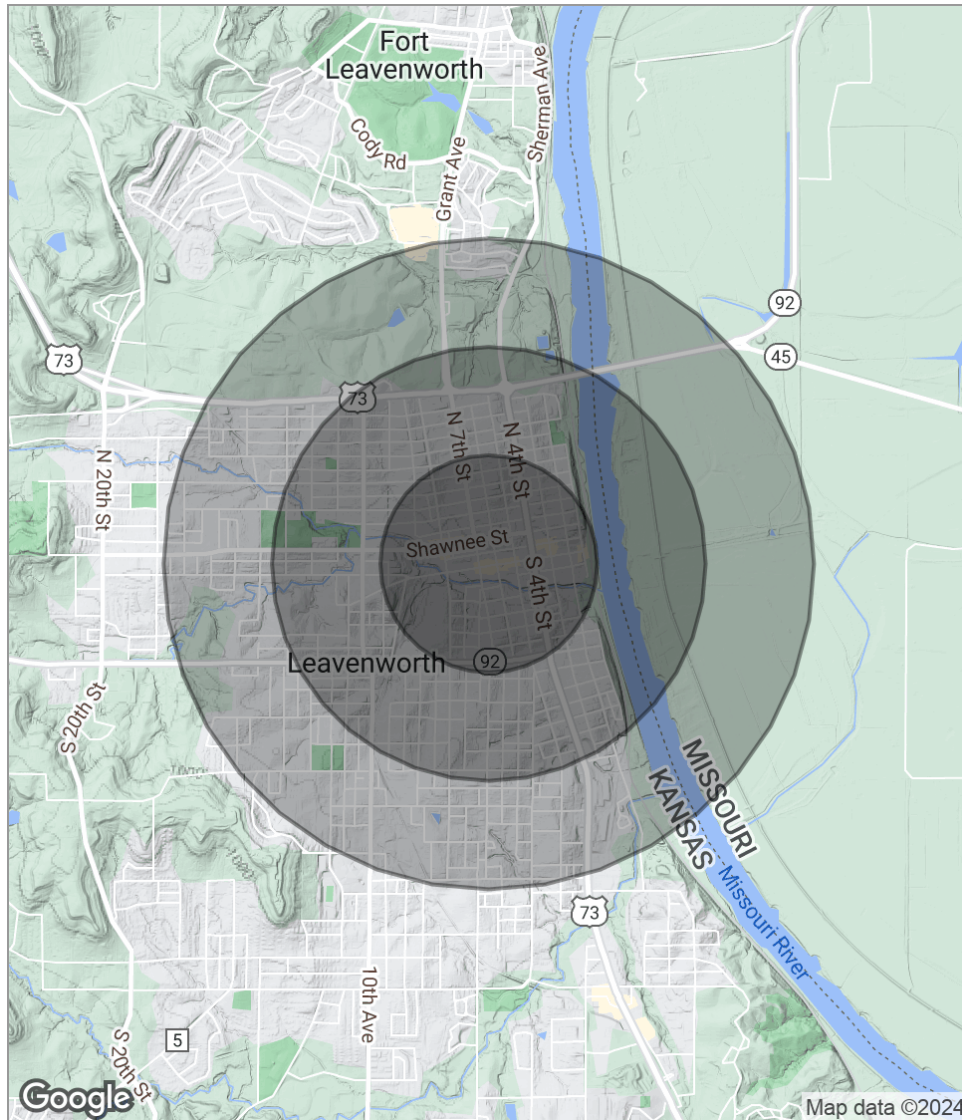


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# DEMOGRAPHICS MAP



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	2,778	8,417	14,575
Median age	41	40	40
Median age (Male)	40	39	39
Median age (Female)	41	41	40
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	1,417	3,989	6,202
# of persons per HH	2	2.1	2.4
Average HH income	\$62,791	\$67,001	\$69,207
Average house value	\$184,245	\$181,407	\$182,986

\* Demographic data derived from 2020 ACS - US Census

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# QUINN HAHS

## QUINN HAHS

Associate



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KS #00249130

## PROFESSIONAL BACKGROUND

Quinn joined Clemons Real Estate in 2022 with a focus on investment sales. He assists his clients in evaluating all asset classes, including Multi-Family, Office, Retail, and Mixed Use projects. Quinn is an expert in analyzing proformas and financial statements to predict future operating potential. Solutions oriented, he tackles each transaction with an advisory approach and focuses on creating opportunities for his clients by leveraging his strong analytical background to identify the best possible outcome.

Licensed as a professional engineer, Quinn spent 8 years in engineering roles prior to joining Clemons. He has worked at both a large design/build firm and a small startup, giving him varied experience. As an engineer, Quinn has designed mechanical and electrical systems in a wide range of buildings including high rises, single story office buildings, industrial complexes, university campus buildings, and campus central plants. Quinn has also led design work on multi-million dollar design/build projects, as well as managed construction on retrofit projects. Quinn's history on the design, construction, and operations side of the business provide a unique perspective to prospective investors and owners alike.

In Quinn's previous roles, he was often handed open ended goals and through collaboration with team members and detailed analysis, he converted these goals into solutions and successful outcomes. He brings this talent to the clients he serves at Clemons.

Born and raised in Kansas City, and having lived all throughout the city, Quinn has a deep connection with Kansas City and loves the opportunity to participate in its growth and development.

## EDUCATION

Bachelors of Science in Architectural Engineering from the University of Kansas

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