

For Sale

11,364 SF | \$800,000

12 Unit Multifamily Property



## 12 Unit Emporia Apartment Complex

603-605 E 11th Ave, Emporia, Kansas 66801

### Property Highlights

- 12- Two Bed Room / One Bath Units
- Great Location less than 1/2 mile from Emporia State University
- Located within walking distance to numerous retailers, restaurants, and businesses near Downtown Emporia, KS
- Large Units with 8 Units totaling 954 SF each and 4 Units totaling 933 SF each

### Financial Overview

Asking Rents: **\$700/Unit**

Asking Price: **\$800,000 (\$66,667/unit)**

### Offering Summary

Sale Price:	\$800,000
Building Size:	11,364 SF
Lot Size:	16,407 SF

### Demographics

	3 Miles	5 Miles	10 Miles
Total Population	23,318	25,185	28,562

### For More Information

#### Trent Garman

O: 316 613 2447  
Tgarman@naimartens.com

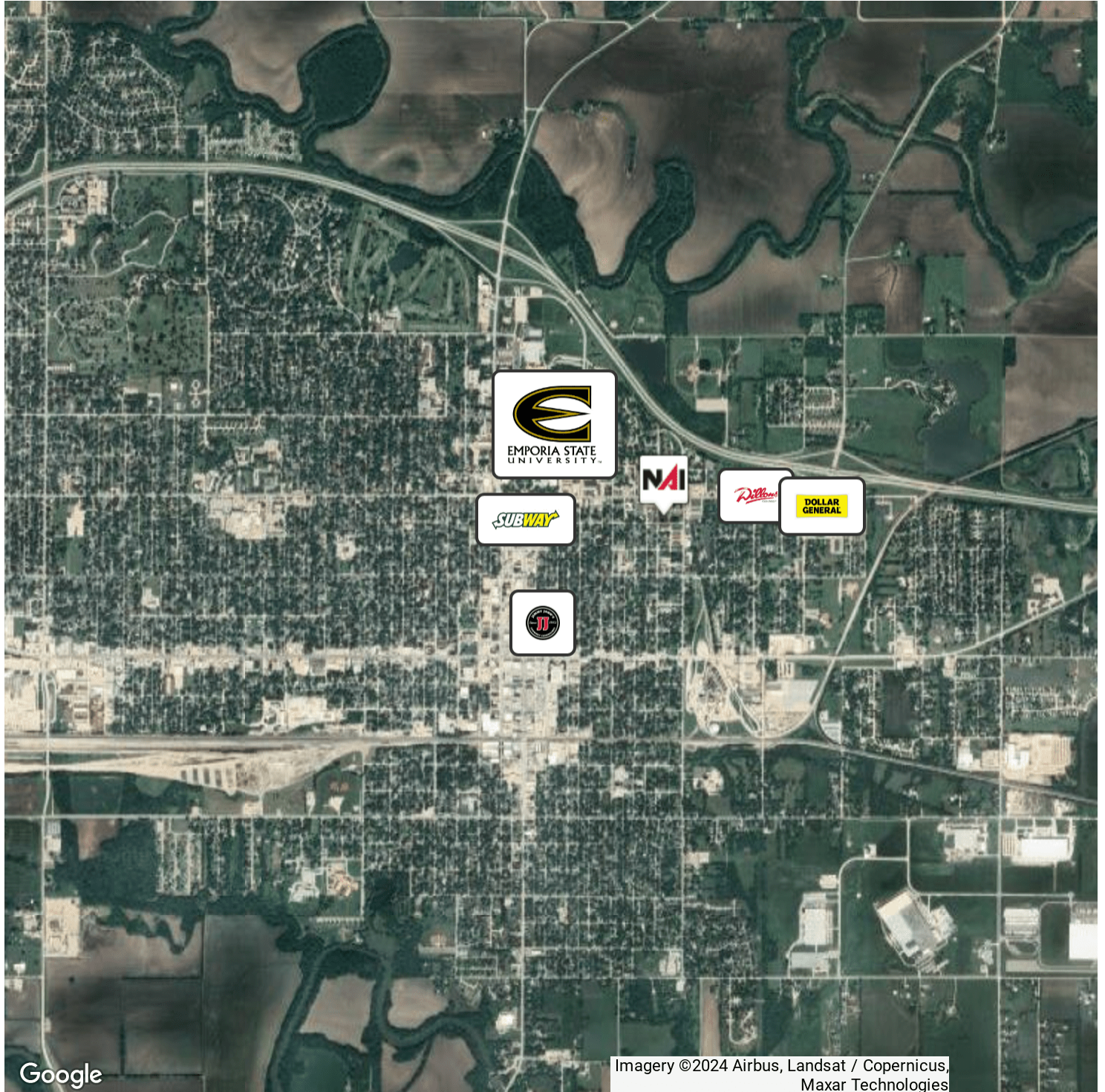
#### Drew Gannon, CCIM

O: 316 680 1108  
dgannon@naimartens.com

For Sale

11,364 SF | \$800,000

12 Unit Multifamily Property



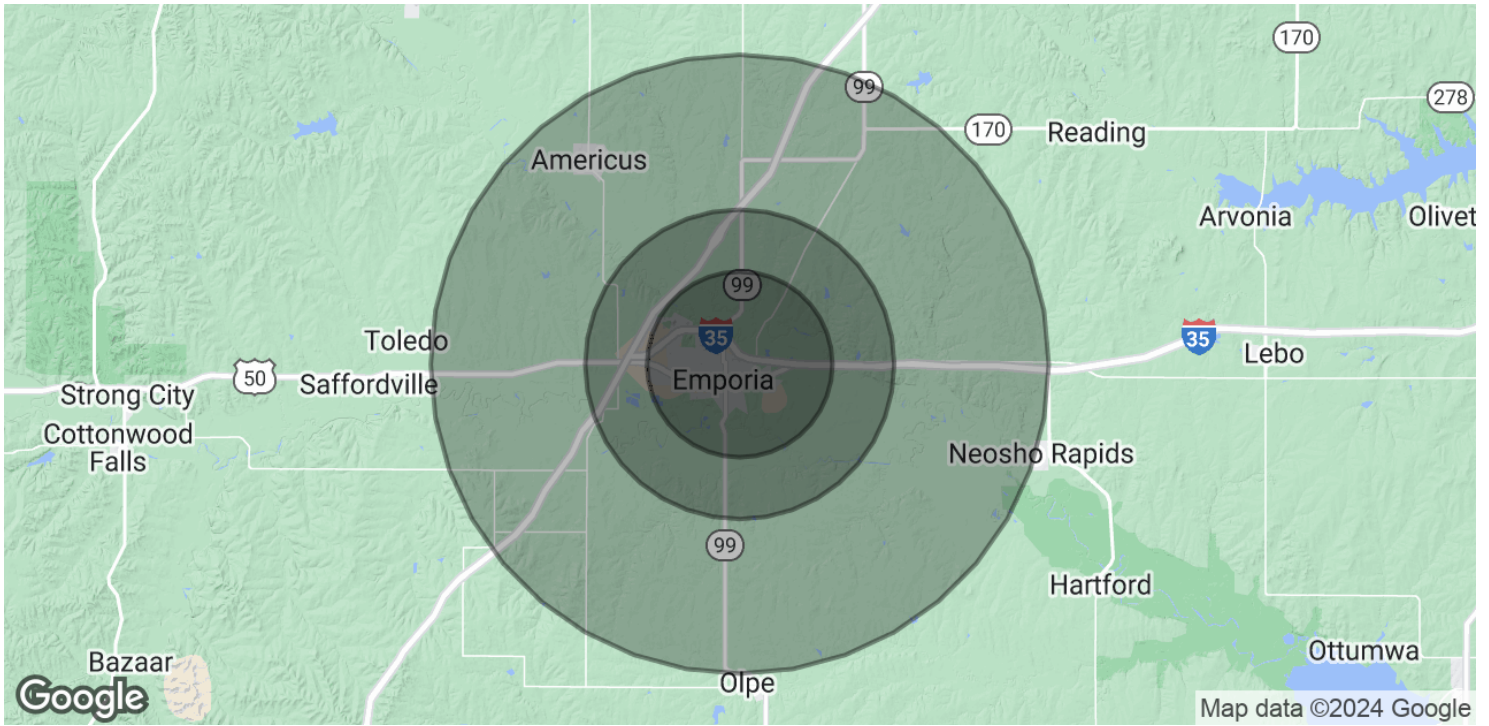
Google

Imagery ©2024 Airbus, Landsat / Copernicus,  
Maxar Technologies

For Sale

11,364 SF | \$800,000

12 Unit Multifamily Property



Population	3 Miles	5 Miles	10 Miles
Total Population	23,318	25,185	28,562
Average Age	37	38	38
Average Age (Male)	36	37	38
Average Age (Female)	38	38	39

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	9,618	10,358	11,753
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$75,337	\$77,363	\$80,060
Average House Value	\$151,311	\$159,151	\$169,246

Demographics data derived from AlphaMap