

For Sale

PARKWAY VILLAGE APARTMENTS



**515 East 7th Street
Maryville, MO**

52 UNITS | ASKING \$2,700,000.00

A mix of 1 and 2 bedroom units, this 52-unit complex of mostly one-story buildings is situated on almost three acres. There are four to six units per building. The units are all electric, separately metered. Level parking lots are interspersed throughout. The complex was built as student housing, and currently about 40% is student occupied, with 8% vacancy. The complex is approximately 1.5 mile from the Northwest Missouri State University campus.

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STEIN & SUMMERS
REAL ESTATE



AMENITIES

- On-site laundry facilities (multiple laundry rooms)
- On-site management & maintenance
- Off-street parking / multiple parking lots
- Non-smoking community
- High-speed internet access available
- Storage space / storage units
- Some wheelchair-accessible units

Apartment unit features

- Air conditioning & heating
- Kitchen appliances included:
 - Refrigerator
 - Stove / oven / range
 - Freezer
- High-speed internet & cable-ready

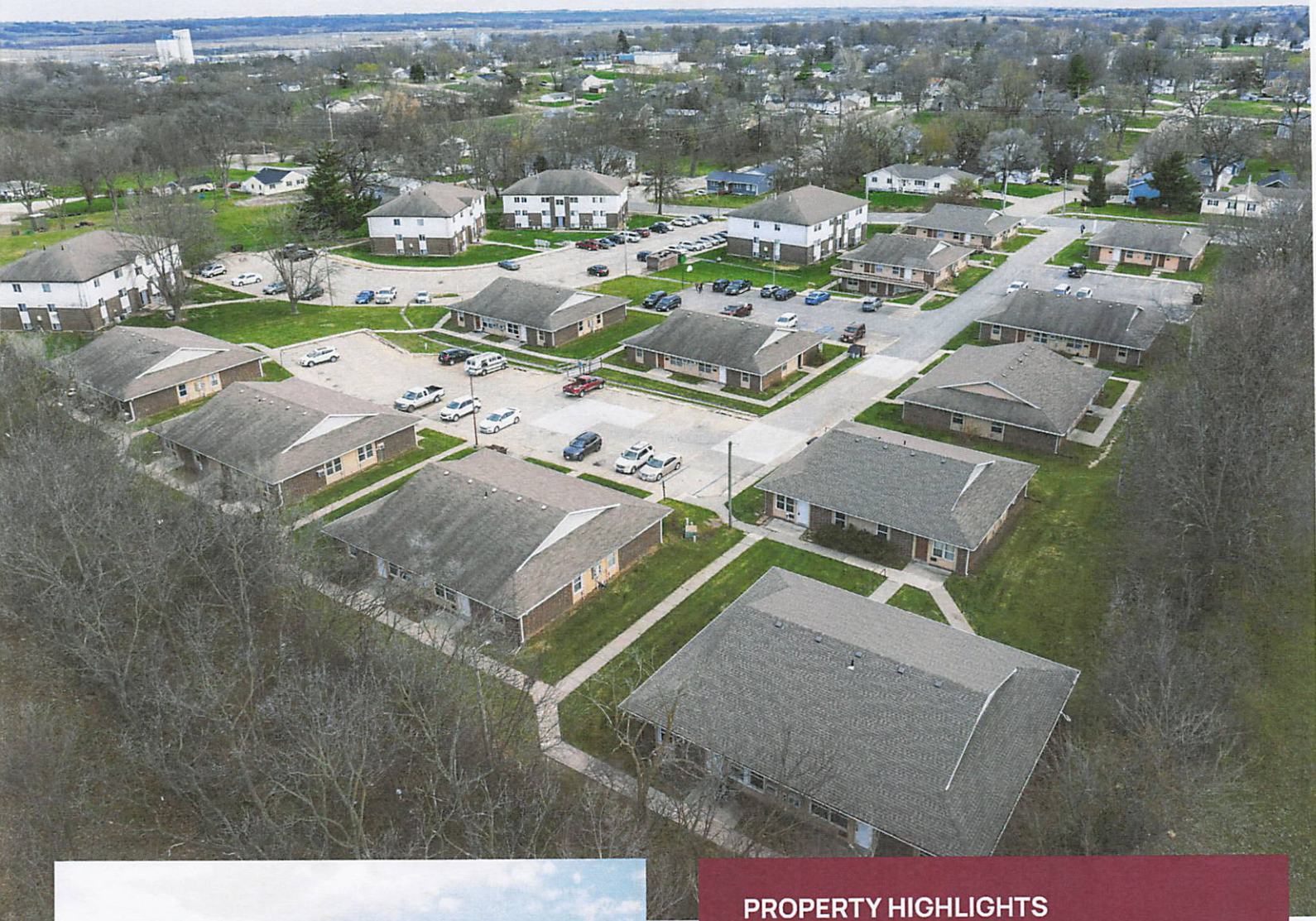
LOCATION

Maryville, MO is a small college town in northwest Missouri, about 40 minutes north of St. Joseph, MO, with a population of approximately 10,000. One of its main drivers is Northwest Missouri State University, which has approximately 9,000 students enrolled.

Maryville is a manufacturing hub with a Kawasaki plant that employs about 900 people, NuCorLMP, DriV Automotive, a location of Mosaic LifeCare Hospital, a WalMart, HyVee and numerous other small retail.

Maryville R-II Schools employs about 250 people, and enrolls 1400 students.

In general, Maryville is fairly rural, community oriented and safe.



PROPERTY HIGHLIGHTS

- 7.88% CAP
- Off-campus student housing, estimated 9,600 students enrolled at NWMSU
- 12 building complex
- Low-rise one & two story buildings
- A mix of 1 and 2-bedroom units
- 1 bedroom units approx. 600 SF
- 2 bedroom units approx. 700 SF
- All electric units, tenants pay electric
- Off-street parking lots
- 2 laundry facilities
- 1.5 mile from NWMSU
- Built in 1979
- Mostly main floor units, a few garden units



Raymond Sisson, CCIM
Director of Commercial Services
816-390-7478
ray@raysisson.net
www.raysisson.net
MO Lic #: 1999020688, KS Lic #:
BR00003466



Matthew Findley
Sales Professional
816-262-6203
mfindley@bhhsstein.com
www.bhhsstein.com
MO Lic # 2018015735

Berkshire Hathaway HomeServices Stein & Summers Real Estate | 1007 E. St. Maartens Dr. Saint Joseph, MO 64506 (816) 232-2000 |

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity. MO Lic #: 1999020688, KS Lic #: BR00003466

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STEIN & SUMMERS
REAL ESTATE