

FOR SALE:

206 W 34TH ST
KANSAS CITY, MO 64111

PEAK
Real Estate Partners



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PEAK REAL ESTATE PARTNERS

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NICK AMBROSIO

Senior Vice President

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206 W 34TH STREET

KANSAS CITY, MISSOURI 64111

APARTMENT COMPLEX **FOR SALE**



6 - 2BR/1BA



2 - STUDIOS



MIDTOWN
KCMO



NEWLY
RENOVATED

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206 W 34th St is an 8-unit apartment complex situated in the Broadway Gillham neighborhood in Midtown, Kansas City, MO. This Midtown neighborhood is highly desirable as it is in close proximity to Downtown KC, The Country Club Plaza, Westport, and all of the major entertainment districts Kansas City has to offer. The property has seen renovations throughout ownership with majority taking place in the last 3 years.

The property consists of 6 – 2BR/1BA units and 2 – studio units. All of the 2BR have recently been updated with new kitchen flooring, stainless steel appliances, quartz countertops, cabinets and light fixtures. Bathrooms have received new vanities, flooring and resurfaced tubs. Basement studios have received minor upgrades such as new cabinets, LVP flooring (one unit only) & new laminate countertops. There is ample off-street parking available for tenants. Age of roof is unknown but is likely to be 15 years old. Ages of HVAC systems vary. 80% of windows have recently been replaced.

Property Highlights

- **Features and Amenities:**
 - Midtown Location
 - Newly Renovated Units
 - Off-Street Parking
 - Additional income producing units in basement
- **The Value Add**
 - Add W/D in each unit. Potential to increase rent in all-units through more hands-on leasing efforts.
- **Capital Improvements Completed:**
 - Newer Windows
 - Well Maintained Parking Lot
 - Central Heating and Cooling in all units (above ground)
 - Exterior Tuck Pointing

Peak Real Estate Partners is pleased to present the exclusive offering of 206 W 34th St (“The Property”), a meticulously maintained, high-occupancy 8-unit apartment communicated located in Midtown, just a few minutes from the Country Club Plaza, Westport and Downtown Kansas City. The property is located in a trendy area that is nearby all that Kansas City has to offer, making it especially popular for young professionals.

The Property has seen renovations in majority of the units as well as majority of the exterior. The property is offered as a fee simple sale and will be delivered as a stabilized asset.

ADDRESS	206 W 34TH ST, KANSAS CITY, MO 64111
SQUARE FEET	5,373
YEAR BUILT	1921
OCCUPANCY (AS OF 1/20/26)	75% (LEFT VACANT FOR SHOWINGS)
SITE (ACRES)	0.16 ACRES
PARKING	7 SURFACE SPACES
ROOF	TPO
WATER SEWER	SINGLE METER – OWNER BILL BACK
ELECTRIC	SEPARATELY METERED – TENANTS
GAS	SINGLE METER – OWNER
HVAC	CENTRAL AIR
LAUNDRY	ON-SITE

UNIT MIX	UNIT	AVERAGE RENT	MARKET RENT
2 X 1	6	\$1,005	\$1,250
STUDIO	2	\$695	\$750

PROPERTY AERIAL

206 W 34TH STREET | KANSAS CITY, MO

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POPULATION

1-MILE	15,026
3-MILE	108,137
5-MILE	243,846



DAYTIME POPULATION

1-MILE	59,261
3-MILE	152,206
5-MILE	270,454



AVERAGE HOUSEHOLD INCOME

1-MILE	\$114,466
3-MILE	\$79,984
5-MILE	\$83,820



INTERIOR PHOTOS: 2BR 1BA

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INTERIOR PHOTOS: 2BR 1BA

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INTERIOR PHOTOS: STUDIO

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EXTERIOR PHOTOS

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RENT ROLL

206 W 34TH STREET | KANSAS CITY, MO

UNIT	UNIT TYPE	RENT START DATE	RENT END DATE	RENT	TOTAL CHARGES
1E	2 BED/1 BATH	9/1/2023	AT-WILL	\$985	\$1,030
1W	2 BED/1 BATH	11/14/2025	11/30/2026	\$995	\$1,075
2E	2 BED/1 BATH	7/6/2024	AT-WILL	\$1,030	\$1,085
2W	2 BED/1 BATH	11/30/2021	AT-WILL	\$985	\$985
3E	2 BED/1 BATH	9/14/2024	AT-WILL	\$1,030	\$1,085
3W	2 BED/1 BATH	VACANT	VACANT	-	-
BE	STUDIO/1 BATH	10/3/2025	10/31/2026	\$695	\$735
BW	STUDIO/1 BATH	VACANT	VACANT	-	-
TOTAL				\$5,720.00	\$5,995.00

SALE COMPARABLES

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**4017-4023 Harrison St
Kansas City, MO 64110**



Date Sold: 12/29/2025
Sale Price: \$1,650,000
Price/Unit: \$137,500/Unit

**1114 E Armour Blvd
Kansas City, MO 64109**



Date Sold: 12/22/2025
Sale Price: \$1,010,000
Price/Unit: \$112,000/Unit

**1005-1007 W 41st St
Kansas City, MO 64111**



Date Sold: 6/27/2025
Sale Price: \$795,000
Price/Unit: \$132,500/Unit

**4025-4027 Harrison St
Kansas City, MO 64110**



Date Sold: 6/20/2025
Sale Price: \$809,250
Price/Unit: \$115,607/Unit

**1610-1612 W 38th St
Kansas City, MO 64116**



Date Sold: 6/12/2025
Sale Price: \$910,000
Price/Unit: \$151,667/Unit



NICK AMBROSIO

SENIOR VICE PRESIDENT

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Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR Commercial Board and most recently served as President during the 2025 term. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.