

Alex Olson

Designated Broker, Principal



816-591-0825



alex@legendaryapartmentbrokers.com



3401 Central St Kansas City MO 64111
12 Apartment Units



COMPLETE DEAL FILE: [Deal file link](#)

Photo link: [PHOTOS](#)

12 1br 1BA - VIDEO TOUR

Owner Paid Utilities

- Common area electric
- Water
- Trash

Tenant Paid Utilities

- Electric
- Gas

Highlights

- All units remodeled to modern color schemes, fixtures; many with quartz/granite countertops and stainless steel appliances
- Quality in place rents with immediate room to grow. Fantastic rental area
- Walk to Streetcar extension stop, shops, restaurants, jobs - all things midtown
- Modern electrical, plumbing, central heating and cooling
- Off street parking for 4 select vehicles - rare in midtown
- Enjoy forced appreciation simply by pushing rents to market rate (see study)
- Add washer and dryer in unit to maximize rent rate



Additional Details

- Central Heating and cooling
- Roof age approximately: 6 years old
- Modern finishes, paint and color scheme
- Shared patio for all tenants to enjoy
- All units are ABOVE grade
- LARGE dry basement - workout facility to improve rents and retention
- Early 1900s construction; renovated many times over the decades to modern building standards
- Washer and dryer in building (2 washers, 2 Dryers)
- Taxes total: \$12,000 (aprox. 2025)
- Stainless steel appliances for many units
- 4 off street parking spaces
- Units are approximately 744 sq ft
- Well managed and operated (see income and expenses)
- Appliances, water heaters, HVACs, electrical, plumbing - all replaced in 2019/2020
- Vinyl Windows - All

Location

- Midtown KCMO - is located in the Kansas City Metro near downtown between the Central Business District and the Country Club Plaza
- Located near the KC Streetcar Extension stop - tenants have less needs for cars and can attract all tenant types such as students, young, professionals, service sector employees and more
- Costco nearby, gas station, Home Depot, BBQ - all things needed for tenants
- More on Midtown: [KC Sub Market Data](#)