



## Property Client Thumbnail



### 116A&B PERSIMMON Drive, Excelsior Springs, MO 64024

MLS #: [2434306](#)

Status: **Pending**

Type: **DUPLEX**

L Price: **\$329,000**

Sub: **Other**

Units: **3 Bedroom**

Zone: **Res**

Age: **21-30 Years**

# Units: **2**

# Stories: **2**

Mgmt: **Off-Site Mgmt**

Occ: **Vacant**

Tax: **\$2,787**

Park:

Grs Inc: **\$0**

**Income Generator! Spacious 3 bedroom, 1 1/2 bath duplex. Own both sides. Just became vacant for those that want to live in one side or pick their own tenants. Last rented for \$1200/month per side. Walkout basements could be finished or make for good storage. Each side has an attached one car garage. Seller put vinyl siding on this one about 5 years ago. Back decks off main floor on each unit.**

Dir: North Jesse James Road to Miller Street, Miller Street to Persimmon - Left on Persimmon to property on Left



### 3719 NE 42nd Terrace, Kansas City, MO 64117

MLS #: [2425695](#)

Status: **Sold**

Type: **DUPLEX**

L Price: **\$320,000**

Sub: **Other**

Units: **2 Bedroom, 4 Bedroom Or More**

Zone: **R**

Age: **51-75 Years**

# Units: **2**

# Stories: **1**

Mgmt: **Owner Manager**

Occ: **Over 95%**

Tax: **\$2,638**

Park: **2**

Grs Inc: **\$0**

Dir: I-35 HWY to Chouteau Tfwy to N Cleveland Ave to NE 42nd Ter. Home is on left

DUC: **41** Cont Dt: **03/16/2023** Cl Dt: **04/26/2023** Terms: **FHA**

S Price: **320,000**



### 7437-7439 N Hunter Court, Kansas City, MO 64158

MLS #: [2411220](#)

Status: **Sold**

Type: **DUPLEX**

L Price: **\$403,600**

Sub: **Oakcrest**

Units: **3 Bedroom**

Zone: **r6**

Age: **21-30 Years**

# Units: **1**

# Stories: **2**

Mgmt: **Off-Site Mgmt**

Occ: **Vacant**

Tax: **\$3,634**

Park: **4**

Grs Inc: **\$0**

**Beautifully renovated duplex, currently on market to be rented at \$1100 each side.**

Dir: Continue on NE Shoal Creek Pkwy. Take NE 76th St to N Hunter Ct in Liberty Township 4 min (2.0 mi) Turn right onto NE Shoal Creek Pkwy 0.6 mi Turn right onto NE 76th St 1.0 mi Turn right onto N Stark Ave 0.2 mi Turn left onto NE 74th Terrace 0.1 mi Turn left onto N Hunter Ct Destination will be on the right

DUC: **43** Cont Dt: **11/08/2022** Cl Dt: **12/21/2022** Terms: **Conventional**

S Price: **383,000**



### 1408-1410 Laurel Street, Kearney, MO 64060

MLS #: [2420667](#)

Status: **Sold**

Type: **DUPLEX**

L Price: **\$310,000**

Sub: **Southbrook**

Units: **4 Bedroom Or More**

Zone:

Age: **31-40 Years**

# Units: **2**

# Stories: **2**

Mgmt: **Owner Manager**

Occ:

Tax: **\$2,931**

Park:

Grs Inc:

**Great investment opportunity to own a duplex in the heart of Kearney in a wonderful neighborhood! Tons of space here! Unit 1408 offers 4 bedrooms, 2 full baths, stainless steel appliances, private deck, and a garage space. Unit 1410 offers 3 bedrooms, 2 full baths, stainless steel appliances, private deck, and a garage space. Current renters are on a month to month lease. Market rate for 3 bedroom - \$1,300. Market rate for 4 bedroom - \$1,400. Please note, the interior pictures provided are for unit 1408. Inspections are welcomed - property being sold AS IS.**

Dir: I-35 to 92 Hwy to 33 Hwy South to Southbrook. East to Laurel Street.

DUC: **12** Cont Dt: **02/18/2023** Cl Dt: **03/02/2023** Terms: **Cash**

S Price: **320,000**



### 1321-1323 Laurel Street, Kearney, MO 64060

MLS #: [2407694](#)

Status: **Sold**

Type: **DUPLEX**

L Price: **\$300,000**

Sub: **Southbrook**

Units: **3 Bedroom**

Zone: **16**

Age: **31-40 Years**

# Units: **1**

# Stories: **2**

Mgmt: **Other**

Occ: **Over 95%**

Tax: **\$3,061**

Park:

Grs Inc: **\$0**

**Rare Opportunity in Kearney, the Entire Duplex now available. Leases in place & must honor current contract. 1321 Lease ends 3/31/2023. 1323 lease ends 4/30/2023. Raised Ranch floorplan. 2 bdrms on main level, 3rd bdrm suite on 2nd level. Seller is the trustee of the estate & has never occupied the property. No sellers disclosure will be provided. Selling "As Is"**

Dir: North on 35 Hwy, Turn Rt on 92, Take a Rt on 33 (S Jefferson Street). Take a Left on Southbrook Pkwy, Left on 14th Street, Rt on Laurel, House on the Corner on the Right. NO SIGN in the YARD.

DUC: **28** Cont Dt: **10/20/2022** Cl Dt: **11/17/2022** Terms: **Conventional**

S Price: **283,000**

**1304 & 1306 Ada Street, Kearney, MO 64060**MLS #: [2400369](#)Status: **Sold**Sub: **Southbrook**Zone: **RES**Mgmt: **Other**Park: **2**Age: **31-40 Years**Type: **DUPLEX**Units: **2 Bedroom**# Units: **2**Occ: **Over 95%**L Price: **\$225,000**# Stories: **1**Tax: **\$1,966**Grs Inc: **\$0**

**Profitable Investment Opportunity in the Kearney School District! Fully rented duplex ready for a new owner! Each unit (1304/1306) has a spacious two bedroom with one full bath, one car garage, paved driveways, a large basement for storage, and a nice fenced-in backyard. Great access to shopping and restaurants, as well as easy highway access. Come check it out! Currently being rented for: 1306 is in a lease until October 31st at 1200. 1304 is month to month at 950. Both renters would like to stay if possible.**

Dir: Get on US-169 S in KCMO, Take I-35 N to MO-92 E/W 6th St in Kearney. Take exit 26 from I-35 N, Continue on MO-92 E/W 6th St. Take S Jefferson St to Ada St., Use the right 2 lanes to turn right onto MO-92 E/W 6th St., Turn right onto S Jefferson St., Turn left onto E 11th St., Turn right onto Ada St., and the house destination will be on the right.

DUC: **21** Cont Dt: **08/24/2022** Cl Dt: **09/14/2022** Terms: **Cash**S Price: **221,250****1400-1402 La Chateau Drive, Liberty, MO 64068**MLS #: [2429919](#)Status: **Sold**Sub: **Place Liberte**Zone: **RES**Mgmt: **Other**Park: **2**Age: **41-50 Years**Type: **DUPLEX**Units: **3 Bedroom**# Units: **1**Occ: **Over 95%**L Price: **\$260,000**# Stories: **1**Tax: **\$2,408**Grs Inc: **\$19,080**

**Great investment opportunity! Fully leased duplex! Newer roof and solid bones. 3 bedroom/ bath units. There is room to raise rents in current condition or do a modest refresh and significantly increase the rents. 1400 rents for \$795 and is leased until 2/29/24. 1402 rents for \$795 and is leased through 3/31/24. This property is tenant occupied and there is no sign in the yard. Please do not disturb the tenants.**

Dir: From N Church Rd at Hwy 291, head northeast on N Church Rd to Place Liberte Drive and turn left. Continue several blocks on Place Liberte Drive, to La Chateau Drive, then turn right. House is on the left near the end of block.

DUC: **18** Cont Dt: **04/14/2023** Cl Dt: **05/02/2023** Terms: **Cash**S Price: **273,100****460 N Morse Avenue, Liberty, MO 64068**MLS #: [2422228](#)Status: **Sold**Sub: **Meadowlark Addition**Zone: **RES**Mgmt: **Other**Park: **4**Age: **51-75 Years**Type: **DUPLEX**Units: **3 Bedroom**# Units: **2**Occ: **Over 95%**L Price: **\$300,000**# Stories: **1**Tax: **\$3,336**Grs Inc: **\$0**

**All BRICK duplex in Liberty School District! This well cared for building has enjoyed the same ownership for 40+ years. Very low maintenance property that features all brick exterior, roof installed 2006, HVAC systems from 2004 & 2006 have been regularly serviced, Hot Water Heater from 2011. Very private back yard with fence, ample driveway parking plus one car garage for each side. Building appears to be in great shape all the way around from foundation to roof. Unit 462 is vacant and can be shown easily....It is turn key ready for a tenant. Unit 460 is occupied and please don't disturb tenant.**

Dir: 152 East turns into Kansas, turn Left (north) on Morse Ave continue to home on duplex on left.

DUC: **27** Cont Dt: **03/02/2023** Cl Dt: **03/29/2023** Terms: **Conventional**S Price: **295,000****415-417 Spring Avenue, Liberty, MO 64068**MLS #: [2374025](#)Status: **Sold**Sub: **Claywoods**Zone: **R1**Mgmt: **Off-Site Mgmt**Park: **2**Age: **31-40 Years**Type: **DUPLEX**Units: **3 Bedroom**# Units: **2**Occ: **Over 95%**L Price: **\$349,900**# Stories: **2**Tax: **\$2,928**Grs Inc: **\$27,000**

**GREAT INVESTMENT OPPORTUNITY - Each unit has 3 large bedrooms with spacious living/dining room area with 1 1/2 baths and 1 car garage. A new roof was installed in March 2021 and the building has maintenance free vinyl siding. Property is located conveniently to downtown Liberty & William-Jewell College. Both units just renewed leases for 5/1/22 - 4/30/23. 415 - \$1,150.00/mo and 417 - \$1,100.00/mo.**

Dir: South on Hwy. 291 to Hwy. 33, North (Left) to Hwy. H, East (Right) to E. Mill Street, SE (Right) to Spring Ave., South (Right) to Duplex on the Left.

DUC: **48** Cont Dt: **04/15/2022** Cl Dt: **06/02/2022** Terms: **Cash**S Price: **342,500****5614 NW Hillside Drive, Kansas City, MO 64151**MLS #: [2433986](#)Status: **Sold**Sub: **Breen Hills Garden**Zone: **res**Mgmt: **Other**Park: **2**Age: **51-75 Years**Type: **DUPLEX**Units: **2 Bedroom**# Units: **2**Occ: **Over 95%**L Price: **\$270,000**# Stories: **1**Tax: **\$3,321**Grs Inc: **\$15,600****Sold on POE**

Dir: Hillside Dr.

DUC: **0** Cont Dt: **05/05/2023** Cl Dt: **05/05/2023** Terms: **Cash**S Price: **270,000**

**7306 NW 82nd Street, Kansas City, MO 64152**MLS #: [2397204](#)Status: **Sold**Type: **DUPLEX**L Price: **\$325,000**Sub: **Tiffany Park**Units: **4 Bedroom Or More**

Zone:

Age: **51-75 Years**# Units: **2**# Stories: **2**

Mgmt:

Occ:

Tax: **\$2,829**

Park:

Grs Inc:

**Great Location! 2-unit duplex. Each unit has 3 bedrooms and 2 full baths. Split entry. Upstairs has 2 bedrooms, living room and eat-in kitchen. The basement has a full bath with one bedroom and a family room which could be an additional bedroom. Selling "AS-Is"**

Dir: From Barry Road go south on N. Congress Ave., east on 82nd Street to property.

DUC: **27**Cont Dt: **09/10/2022** CI Dt: **10/07/2022** Terms: **FHA**S Price: **325,000****7423 NW 82nd Street, Kansas City, MO 64152**MLS #: [2396770](#)Status: **Sold**Type: **DUPLEX**L Price: **\$285,000**Sub: **Tiffany Park**Units: **2 Bedroom**

Zone:

Age: **41-50 Years**# Units: **1**# Stories: **2**

Mgmt:

Occ: **Vacant**Tax: **\$3,219**Park: **2**

Grs Inc:

**Located within walking distance of Park Hill High, Congress Middle School, and Renner Elementary. Low maintenance brick exterior with vinyl siding. Wood burning brick fireplaces. 2 units with 2 bedrooms, 1 1/2 baths, each with a 3rd non-conforming bedroom/rec room in the basement. This was designed for 2 family members to share, the units are currently joined at the laundry room. Nice yards with wood privacy fence. Also within walking distance to Barry Road Park with tennis and playground! 7423 and 7425 NW 82nd Street.**

Dir: From I-29 take NW Barry Road west to NW Congress Avenue. South on Congress, left on NW 82nd Street to the home on the right.

DUC: **26**Cont Dt: **08/13/2022** CI Dt: **09/08/2022** Terms: **Conventional**S Price: **305,000****6911-6913 N Fisk Avenue, Kansas City, MO 64151**MLS #: [2392569](#)Status: **Sold**Type: **DUPLEX**L Price: **\$315,000**Sub: **Woodsmoke**Units: **3 Bedroom**

Zone:

Age: **51-75 Years**# Units: **1**# Stories: **1**Mgmt: **Off-Site Mgmt**

Occ:

Tax: **\$2,828**

Park:

Grs Inc:

**Each unit features 3 bedrooms and 1.75 baths upstairs. Nice fireplace, upgraded kitchen. 2 car garage, fenced back yard w deck, laundry off kitchen. Some wood rot on trim, some concrete repairs needed. Excellent opportunity to house hack! Unit 6911 is in good shape with only minor repairs needed. Basement is partially finished. Unit 6913 is leased to an excellent tenant. Unit is in good shape, basement is fully finished. In excellent Park Hill School District. Unit 6913 is available to see with an accepted contract. Buyer is welcome to do inspections but Seller is selling as-is. Multiple offers- Please put your best foot forward with offers. We are reviewing offers Wednesday at 4:00 PM.**

Dir: West off of I29 and 72nd St

DUC: **56**Cont Dt: **07/14/2022** CI Dt: **09/08/2022** Terms: **Conventional**S Price: **360,000****5826-28 NW Walnut Court, Parkville, MO 64152**MLS #: [2422068](#)Status: **Sold**Type: **DUPLEX**L Price: **\$250,000**Sub: **Walnut Creek Acres**Units: **2 Bedroom**Zone: **R**Age: **51-75 Years**# Units: **1**# Stories: **2**Mgmt: **Owner Manager**

Occ:

Tax: **\$1,933**

Park:

Grs Inc:

**MULTIPLE OFFERS- HIGHEST AND BEST OFFERS DUE AT 8PM ON 2/20/23! Great opportunity in Park Hill School District! Both units are split level with kitchen, living, 2 beds upstairs and living space, half bath, and non-conforming bedroom (no closet) downstairs. Deep garages with w/d hookup. Large yard; however it gets soggy with rain. 5826 is leased to a great tenant. 5828 needs renovation to make move-in ready. Deck also needs some repairs and some exterior maintenance needed. Perfect opportunity to house hack! The vacant unit is available to show. 5826 can be shown with acceptance of a contract by appointment only. it is in good shape- be sure to view video tour. Radon, inspection, etc should all be scheduled same-day to minimize disruptions to Tenant.**

Dir: Located in a cul-de-sac on NW Walnut Ct. off of Creek View Drive.

DUC: **10**Cont Dt: **02/21/2023** CI Dt: **03/03/2023** Terms: **Cash**S Price: **255,000****3101/3103 Devonshire Drive, Platte City, MO 64079**MLS #: [2396986](#)Status: **Sold**Type: **DUPLEX**L Price: **\$355,000**Sub: **Oak Creek**Units: **2 Bedroom**

Zone:

Age: **21-30 Years**# Units: **1**# Stories: **2**Mgmt: **Off-Site Mgmt**Occ: **Over 95%**Tax: **\$0**

Park:

Grs Inc: **\$21,575**

**This is a duplex that includes the units 3101 & 3103. Both units are currently occupied. This is a great opportunity for an invest property. These apartment are easy to rent out. Two bedrooms on the main level with two full baths and a basement that can be converted into a bedroom along with another full bath. Long term tenants within most of the buildings. All units are the same layouts just opposite sides. All units are being sold as is condition.**

Dir: I-29 North to Highway 92. West (left) on 92 to Running Horse Rd. South (left) on Running Horse Rd to Williamsburg Terrace. East (left) on Williamsburg Terrace Devonshire Drive. South (right) on Devonshire to property.

DUC: **25**Cont Dt: **10/16/2022** CI Dt: **11/10/2022** Terms: **Cash**S Price: **334,000**

**2508/2510 BENT OAK Court, Platte City, MO 64079**MLS #: [2395973](#)Status: **Sold**Type: **DUPLEX**L Price: **\$355,000**Sub: **Oak Creek**Units: **2 Bedroom**Zone: **Res**Age: **21-30 Years**# Units: **1**# Stories: **2**Mgmt: **Owner Manager**Occ: **Over 95%**Tax: **\$2,696**

Park:

Grs Inc: **\$19,675**

**This is a duplex that includes the units 2508 & 2510. 2508 has been recently updated with all new carpet and paint. Both units are currently occupied. This is a great opportunity for an invest property. These apartment are easy to rent out. Two bedrooms on the mail level with two full baths and a basement that can be converted into a bedroom along with another full bath. Long term tenants within most of the buildings. All units are the same layouts just opposite sides. All units are being sold as is condition.**

Dir: I-29 North to Highway 92. West (left) on 92 to Kentucky Ave. Southwest (left) on Kentucky to Bent Oak. South (left) on Bent Oak to property.

DUC: **21** Cont Dt: **11/14/2022** Cl Dt: **12/05/2022** Terms: **Conventional**

S Price: **321,500**

**2512/2514 BENT OAK Court, Platte City, MO 64079**MLS #: [2395972](#)Status: **Sold**Type: **DUPLEX**L Price: **\$355,000**Sub: **Oak Creek**Units: **2 Bedroom**Zone: **Res**Age: **21-30 Years**# Units: **1**# Stories: **2**Mgmt: **Owner Manager**Occ: **Over 95%**Tax: **\$2,696**

Park:

Grs Inc: **\$21,800**

**This is a duplex that includes the units 2512 & 2514. Both units are currently occupied. This is a great opportunity for an invest property. These apartment are easy to rent out. Two bedrooms on the mail level with two full baths and a basement that can be converted into a bedroom along with another full bath. Long term tenants within most of the buildings. All units are the same layouts just opposite sides. All units are being sold as is condition.**

Dir: I-29 North to Highway 92. West (left) on 92 to Kentucky Ave. Southwest (left) on Kentucky to Bent Oak. South (left) on Bent Oak to property. A

DUC: **21** Cont Dt: **11/14/2022** Cl Dt: **12/05/2022** Terms: **Conventional**

S Price: **321,500**

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Chip Glennon Real Estate Experts | EXP Realty LLC | [chip@chipglennon.com](mailto:chip@chipglennon.com)