

LISTED AT
\$595,000



**320 HUDSON AVE.
OAKLEY, KS**

PROPERTY FEATURES

- MULTI- UNIT APARTMENT BUILDING
- EACH UNIT HAS RANGE & REFRIGERATOR
- UNITS VARY IN SIZE
- COIN LAUNDRY ON SITE
- 12 TOTAL UNITS
- 3- ONE BEDROOM UNITS
- 7- TWO BEDROOM UNITS
- 2- THREE BEDROOM UNITS



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MOLLY J. OLIVER

"AN AGENT OUT SELLING"

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CALL OR TEXT

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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on their own conclusions.

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Each Units Avg* Electric: #4 - \$100
#1 - \$155
#2 - \$110
#3 - \$116

#5 - \$115
#6 - \$105
#7 - \$100

#8 - \$ 450- This is the One Gas meter that controls the whole building. Then each apartment listed has their own electric. At this time owner pays this.

#9 - \$ 320 (Per info provided, this is for units 9,10 &11)

#12 - \$90

**AVG BASED ON CURRENT OWNERS' USAGE*

Ask agent for more detailed information

AGE:1950

2023 TAXES: \$2,156.68

AVG* CITY BILL: \$ 292.00/MO

AVG* GAS BILL: SEE ABOVE

**AVG BASED ON CURRENT OWNERS' USAGE*



LEGAL DESCRIPTION: OAKLEY ORIGINAL TOWN, BLOCK 14, LOTS 21-29

Multi-unit apartment building

Units vary in size

Each unit has range and refrigerator

Two units have washer and dryer

Two units have dishwasher

Building has central heat and air, however seller has been converting units to baseboard with mini split, so each unit will vary.

One water meter and one gas meter (Seller pays for water, sewer and gas)

Tenant pays for electricity

*Current rents on day of listing:

Unit #1: 2 bedrooms Rent \$500

Unit #2 2 bedrooms Rent \$450

Unit #3 2 bedrooms Rent \$650 (Remodeled)

Unit #4 2 bedrooms Rent \$450

Unit #5 2 bedroom Rent \$650 (Remodeled)

Unit #6 2 bedroom Rent \$475

Unit #7 1 bedroom Rent \$400

Unit #8 3 bedroom Rent \$ 1,150

Unit #9 2 bedroom Rent \$500

Unit #10 1 bedroom Rent \$550

Unit #11 1-2 bedroom Rent \$650

Unit #12 2-3 bedroom Rent \$650

*Coin laundry on site income of \$100 to \$150

*At listing gross rents \$7,200 as per seller info

*24 hour or more notice to view

*This building originally was a hospital and seller renovated to apartments, so unit sizes vary.

*Seller will provide at closing all rental signed leases, and credit all security deposits being held at time of closing. Rents shall be prorated on day of closing.

Summary: With the housing market being so very difficult, this multi-unit is a wonderful opportunity to invest in rental real estate and benefit from the demand. It also allows a good opportunity for tax advantages and savings. Please contact the listing agent, Molly J. Oliver for more information or to make an appointment to view.

