



Hyde Park 1920's charm in multifamily living

This investment property features relatively large living areas in a convenient location. It has a newer steel roof, solid foundation, off street parking and very good exterior. Interior is in good condition but could use cosmetic rehab.

- › Built in 1904 completed in 1905, Historic registry and possible incentives
- › Fourplex per tax record; 4 units could be converted to 5
- › About 6100 square feet total living area
- › Parking 4-5 spaces off street, plus a large garage that can hold 2 cars
- › Central entrance doorway from parking with private doors to each unit
- › 1st floor: 2 bedrooms, 1 bathroom large unit 1600+ square feet
- › 2nd floor: 2 bedrooms, 2 baths can be subdivided also very large
- › 3rd floor: 2 bedrooms, 1 bathroom
- › Carriage House: 1 bedroom, 1 bath, laminate flooring
- › Central laundry location in basement
- › House interior needs work to bring back to rentable condition but it is in good condition

721 E. Armour Blvd KCMO
A Multi Family Home with 1920's Charm



\$210,000

6000 Sq Ft

6 BR / 4 Baths

4 or 5 Unit Multi Family

More Features:

- › Two Fireplaces; one wood and one converted to gas
- › Roof: Decra Steel with Standing seam copper soffits on house
- › Newer concrete on front porch
- › Heating: Boiler about 15 years old
- › Hot water heaters in main house about 3 years old
- › 3 Electric meters - 1 for 1st floor and basement; 1 for 2nd and 3rd floor; 1 for carriage house apartment
- › 1 Gas meter; 1 Water meter
- › Electrical: Much of the house has newer wiring & breaker panels
- › Main drain replaced about 15 years ago
- › Possible Tax Rehab incentives - www.nps.gov/tps/tax-incentives.htm
- › 3rd floor refrigerator can stay it is about 1.5 years old
- › Antique oven in main kitchen does not stay with the property
- › Google fiber on street

Photos of Carriage House Apartment

Not representative of entire house



Call today to arrange a showing

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