

OFFERING
MEMORANDUM:

4244 TERRACE ST

KANSAS CITY, MO

PEAK

Real Estate Partners



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PEAK REAL ESTATE PARTNERS

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EXECUTIVE SUMMARY

4244 TERRACE STREET | KANSAS CITY, MO

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The 4244 Terrace Apartments is a boutique multifamily property located at 4244 Terrace Street in Kansas City, Missouri. Situated in a quiet neighborhood just northwest of the Country Club Plaza, the property benefits from close proximity to The Plaza, Westport, Crown Center, and key Midtown Kansas City amenities. The property features beautifully remodeled apartments that blend modern finishes with a community-oriented residential environment.

The asset offers residents convenient access to dining, shopping, entertainment, and employment centers while maintaining a serene, residential feel.

Recent interior updates and modern amenities position the property as a turnkey investment with strong appeal to Midtown investors. and owner occupiers searching for efficient management, walkability, strong surrounding employers, and off-street parking.

PROPERTY SUMMARY

ADDRESSES	4244 TERRACE STREET KANSAS CITY, MO
SQUARE FEET	4,000
BUILDINGS	ONE
YEAR BUILT	1910
OCCUPANCY	CURRENT - 75% , TO ALLOW FOR OWNER OCCUPANCY. 94% OVER PREVIOUS 5 YEARS
SITE (ACRES)	0.15 ACRES
PARKING	OFF-STREET PARKING
ROOF	ASPHALT SHINGLE
WATER/SEWER	TENANT-PAID MONTHLY WATER FEE
ELECTRIC	SEPARATELY METERED - TENANT RESPONSIBILITY
GAS	LANDLORD RESPONSIBILITY
HVAC	WINDOW AND WALL UNITS
LAUNDRY	IN-UNIT WASHER AND DRYER

PROPERTY OVERVIEW

4244 TERRACE STREET | KANSAS CITY, MO

Property Highlights

- Prime Midtown Kansas City location just northwest of the Country Club Plaza
- Quiet residential setting with immediate access to major city amenities
- Recently remodeled apartment interiors
- Boutique property with a strong community feel

Feature & Amenities

- **Site Amenities**
 - Off-street parking
- **Unit Amenities**
 - Primarily hardwood and LVP flooring
 - Modern kitchens with updated appliances and garbage disposal
 - Recently remodeled bathrooms with stylish finishes
 - In-unit washer and dryer
 - Window air conditioning
 - Electric heat
 - Google Fiber availability

Unit Mix & Rents

- **One-Bedroom Units**
 - Approximate Size: 700 square feet
 - Rent: \$950
 - Monthly Water Fee: \$40
- **Three-Bedroom Units**
 - Approximate Size: 950 square feet
 - Rent: \$1,495
 - Monthly Water Fee: \$50
- **Utilities**
 - Electricity: Tenant responsibility
 - Water: Tenant responsibility via monthly fee
 - Gas: Landlord responsibility
 - Trash: Landlord responsibility



PROPERTY AERIAL

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SITE
4244 TERRACE ST
KANSAS CITY, MO

PROPERTY AERIAL

4244 TERRACE STREET | KANSAS CITY, MO



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UNIVERSITY OF KANSAS
MEDICAL CENTER

SITE
4244 TERRACE ST
KANSAS CITY, MO

WESTPORT
ENTERTAINMENT DISTRICT
Over 23 bars and
restaurants

PAPA JOHN'S

Ardy's
Home Goods

FIRST WATCH

DOLLAR TREE

SONIC
Hilton

WORLD MARKET

Saint Luke's
Hospital
OF KANSAS CITY
629 HOSPITAL BEDS

STREET CAR
STOP

W 43RD STREET

Nelson
Atkins
MUSEUM OF ART

COUNTRY CLUB PLAZA

BRIO	MARRIOTT	KONA GRILL	NIKE
CHICK-FIL-EE	H&M	COURTYARD	ANTHROPOLOGIE
P.F. CHANG'S	Hampden	URBAN OUTFITTERS	
Hilton	Eddie V's	DAILY HOUSE	
OCEAN DRIVE	BARNES & NOBLE	Tanera	
TIFFANY & CO.	OLD NAVY	THE CAPITAL GRILLE	
pure barre	JACK STACK BARBECUE	KENDRA SCOTT	

19,606 VPD

WARD PARKWAY

MAIN STREET

W 47TH STREET

169

56

EXTERIOR PROPERTY PHOTOS

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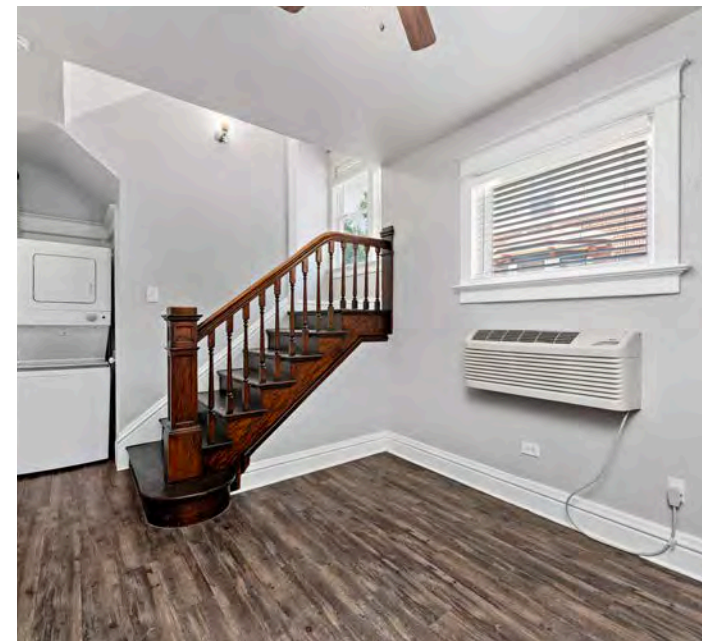


INTERIOR PROPERTY PHOTOS

UNIT 1 | 4244 TERRACE STREET, KANSAS CITY, MO

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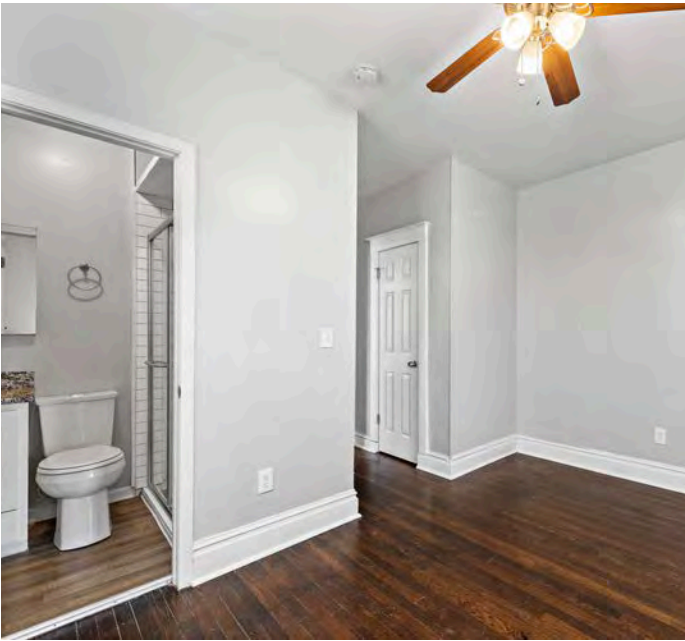


INTERIOR PROPERTY PHOTOS

UNIT 2 | 4244 TERRACE STREET, KANSAS CITY, MO



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INTERIOR PROPERTY PHOTOS

UNIT 3 | 4244 TERRACE STREET, KANSAS CITY, MO



RENT ROLL

4244 TERRACE STREET | KANSAS CITY, MO

UNITS	COMPLEXION	SQUARE FOOTAGE	MARKET RENT	RENT	OTHER CHARGES
1	3 BED / 2 BATH	950 SF	\$1,650	\$1,495	\$40 WATER
2	1 BED / 1 BATH	700 SF	\$1,050	\$950	\$40 WATER
3	1 BED / 1 BATH	700 SF	\$1,050	\$950	\$40 WATER
4	1 BED / 1 BATH	700 SF	\$1,050	HOLDING VACANT	\$40 WATER

SALE COMPARABLES

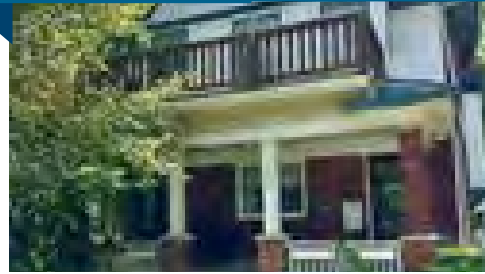
4244 TERRACE STREET | KANSAS CITY, MO

**2941 W 43rd Avenue
Kansas City, KS 66103**



Date Sold: December 2025
Units: 2
Price: \$255,000
Annual Rent: \$25,800

**1303 W 40th Street
Kansas City, MO 64111**



Date Sold: October 2025
Units: 2
Price: \$250,000
Annual Rent: \$27,300

**3802 Roanoke Road
Kansas City, MO 64111**



Date Sold: July 2025
Units: 2
Price: \$345,000
Annual Rent: \$35,528

**4050 State Line Road
Kansas City, KS 66103**



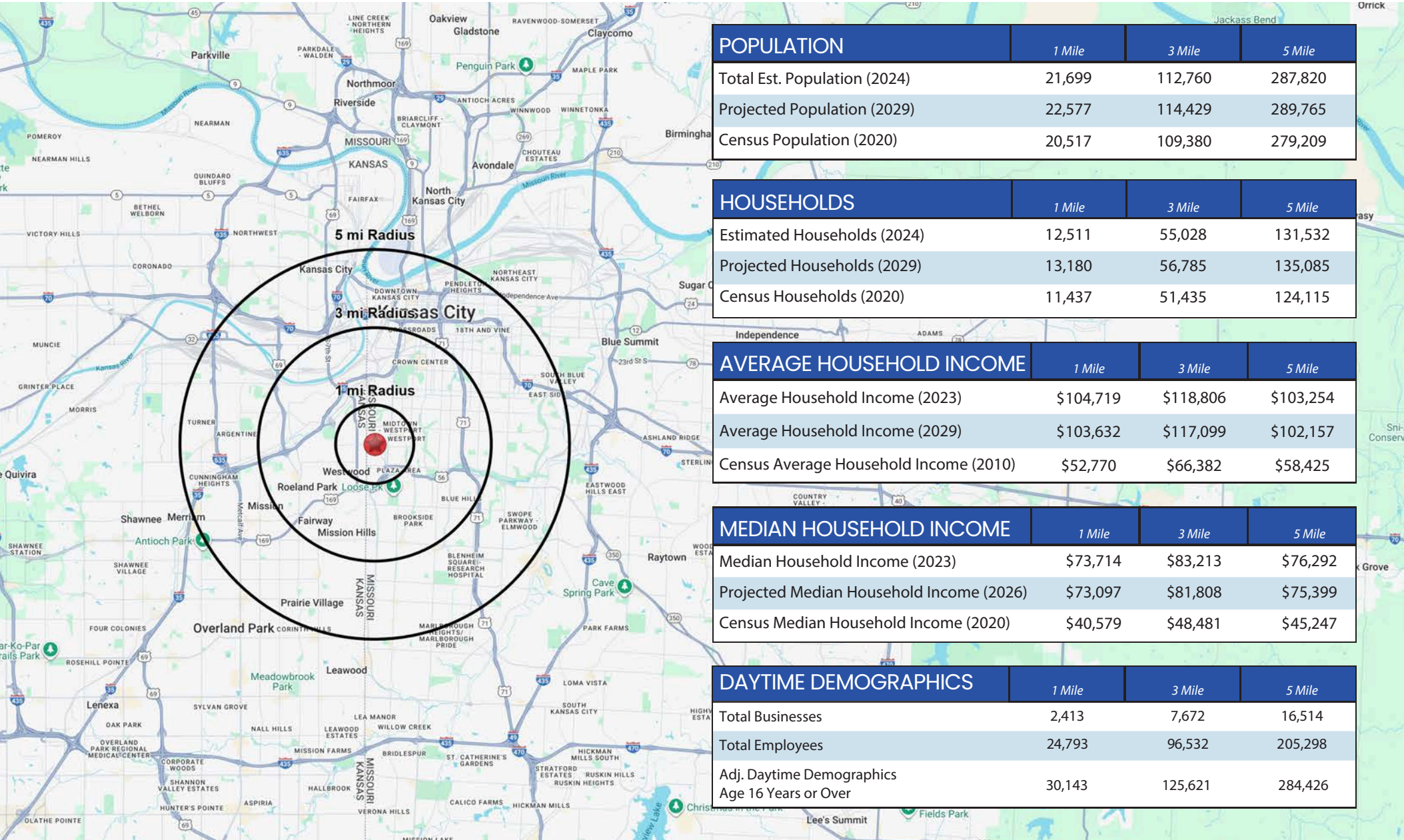
Date Sold: January 2025
Units: 2
Price: \$297,000
Annual Rent: \$25,800

DEMOGRAPHICS

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POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	21,699	112,760	287,820
Projected Population (2029)	22,577	114,429	289,765
Census Population (2020)	20,517	109,380	279,209

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	12,511	55,028	131,532
Projected Households (2029)	13,180	56,785	135,085
Census Households (2020)	11,437	51,435	124,115

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$104,719	\$118,806	\$103,254
Average Household Income (2029)	\$103,632	\$117,099	\$102,157
Census Average Household Income (2010)	\$52,770	\$66,382	\$58,425

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$73,714	\$83,213	\$76,292
Projected Median Household Income (2026)	\$73,097	\$81,808	\$75,399
Census Median Household Income (2020)	\$40,579	\$48,481	\$45,247

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	2,413	7,672	16,514
Total Employees	24,793	96,532	205,298
Adj. Daytime Demographics Age 16 Years or Over	30,143	125,621	284,426

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