

FOR SALE

Continental Apartments

1408 Buffalo Jones Ave, Garden Ciy 67486

NAMMartens



Property Overview

- **Apartments**
 - 53 units
 - Year Built: 1963
 - Rentable SF: 18,650
- **Restaurant**
 - SF: 3,888
 - Rent: \$2,750/month, Modified Gross
 - Lease Expiration: February 28, 2029
- Occupancy: 92% as of July 2026
- Cap Rate: 7.72%
- NOI (Proforma): \$245,217
- **Sale Price: \$3,175,000**



Unit Mix

UNIT TYPE	UNITS	SQ. FT.	RENT
Studio	52	350	\$700
1 BR/1BA	1	450	\$900



Property Information

- Completely renovated stabilized asset.
- Includes 3,888 SF leased restaurant with personal guaranty
- Over \$1,000,000 invested in capital improvements over the last three years, including:
 - Improvements completed to building exterior
 - Electrical and plumbing upgrades
 - Addition of fire suppression system
 - LVP flooring
 - Kitchen and bathroom cabinets and counter tops
 - Fixtures throughout
 - Kitchen appliances, including glass cooktops, refrigerators and built-in microwaves

Location Description

- Located in Garden City's Five Points area just off US Highway 50.
- The property benefits from strong connectivity to the surrounding area, with Dillon's Eastgate Plaza, St. Catherine Hospital, the Garden City Amtrak station and numerous schools in close proximity.

Community Amenities

- Walking distance to Dillons and Family Dollar
- Quick Access to Garden Bowl, Lee Richardson Zoo, and Garden Rapids
- Numerous industrial and retail employers nearby

Unit Amenities

- On-site laundry facilities
- High speed internet access
- Walking distance to numerous attractions



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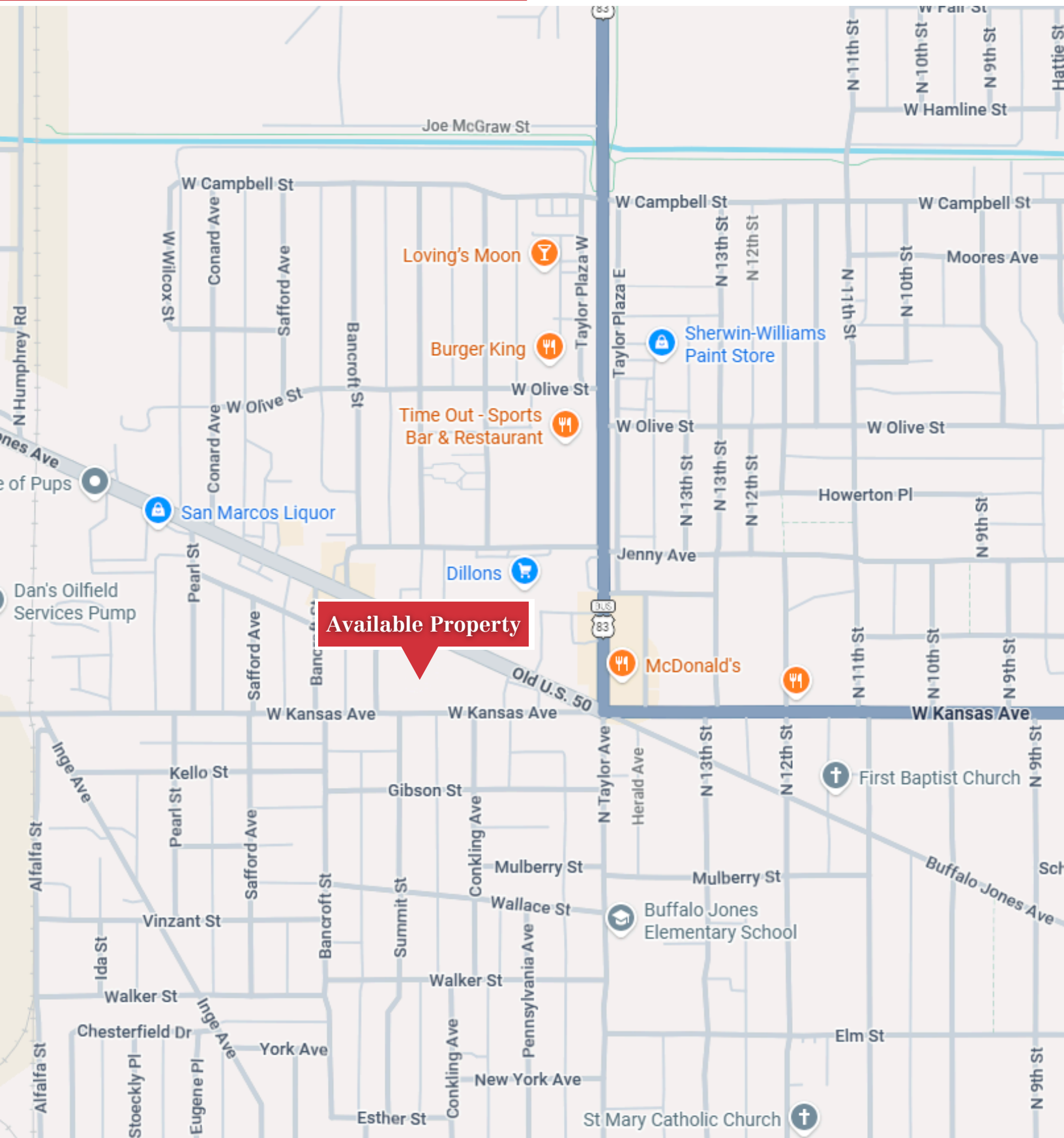
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