

4245 HARRISON

4245 HARRISON STREET
KANSAS CITY, MO 64110

PEAK
Real Estate Partners

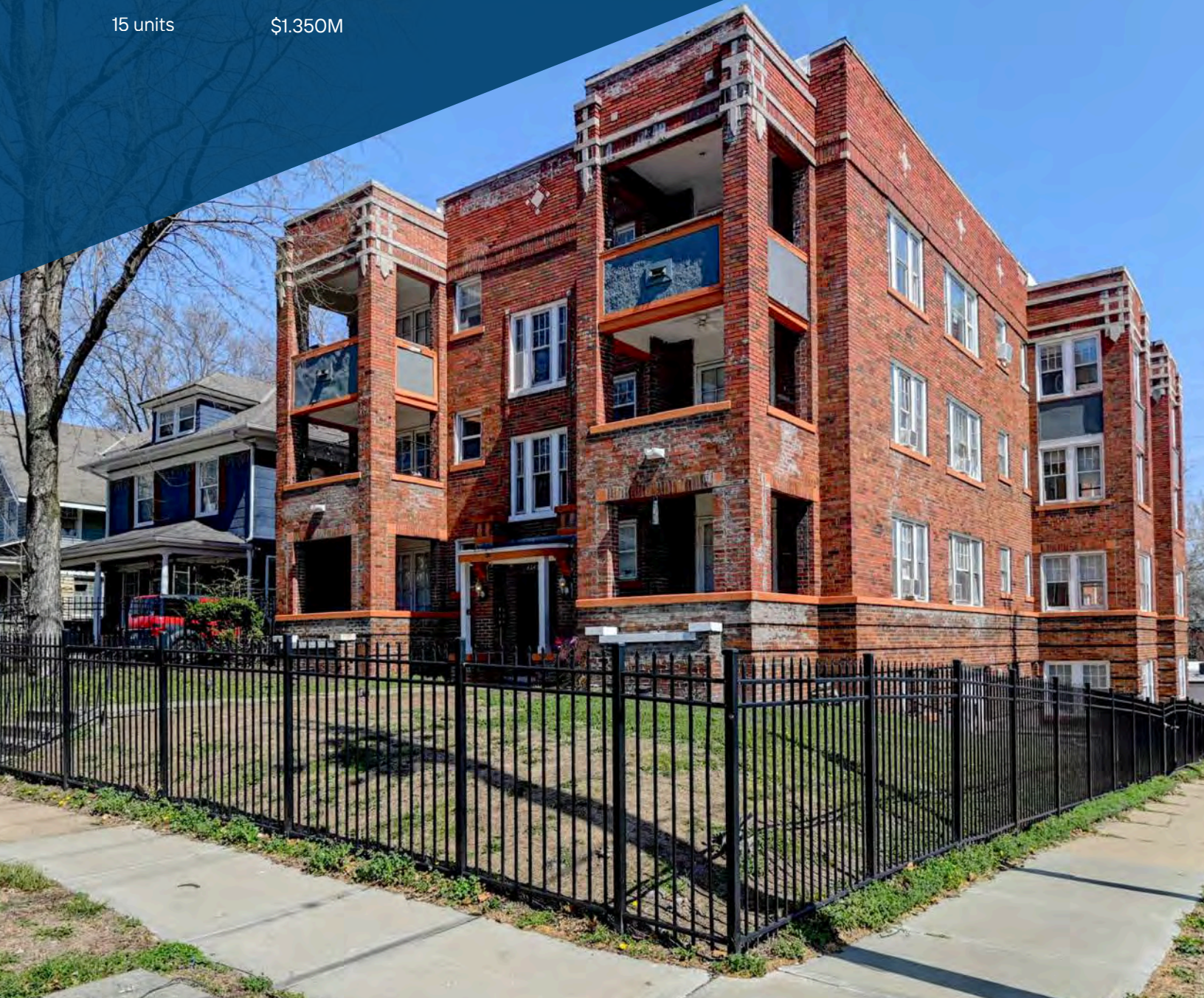
APARTMENT COMPLEX **FOR SALE**




15 units



\$1.350M




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PROPERTY HIGHLIGHTS:

- 15-unit apartment complex located in Hyde Park
- Within walking distance of the Country Club Plaza and Westport
- Access to major employers located throughout Jackson County
- Unit mix consisting of 14 - 1 BR/1 BA and 1 - Studio
- Free laundry facilities on site
- Unit Amenities – Private balconies, hardwood flooring throughout, updated appliances
- Opportunity to purchase adjacent house to give tenants off-street parking

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EXECUTIVE SUMMARY:

4245 Harrison is a 15 unit multifamily offering located in Kansas City, Missouri, ideally situated in Hyde Park, one of the city's most desirable and centrally located rental corridors. The property benefits from immediate proximity to the Country Club Plaza, Westport, and Downtown Kansas City, providing residents with convenient access to premier dining, retail, employment hubs and entertainment options.

4245 Harrison presents investors with the opportunity to acquire a centrally located apartment building with the potential to increase rental income through strategic interior and exterior renovations.

UNIT MIX:

UNIT TYPE	UNIT COUNT	AVERAGE SF	CURRENT AVERAGE RENT	MARKET RENT
STUDIO	1	700 SF	\$625	\$850
1 BED/1 BATH	14	795 SF	\$800	\$1,195

PROPERTY AMENITIES

- 15-unit apartment complex located in Hyde Park
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WHERE TO ADD VALUE

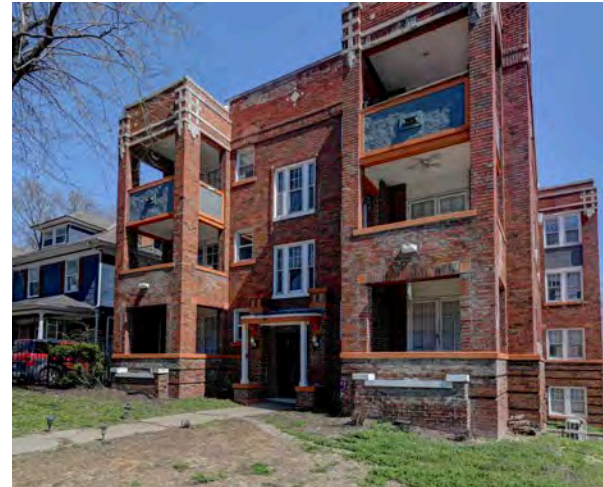
- Renovate interiors to achieve more than \$300/mo rental premium
- Securitize already in place gate with keypad entrance
- Purchase adjacent home to give tenants off-street parking and receive income from home as well

NOTABLE ADVANTAGES

- Great location | walking distance to Westport and the Country Club Plaza
- Great access to local employers
- Spacious 1 bed / 1 bath floorplans

OBSTACLES:

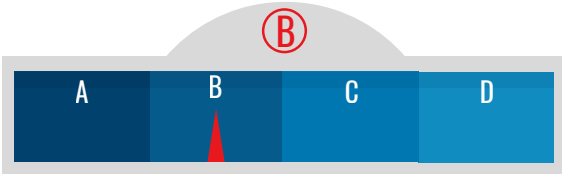
- No off-street parking available may limit renter pool to a certain extent, but ability to purchase adjacent homes could correct these difficulties



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LOCATION



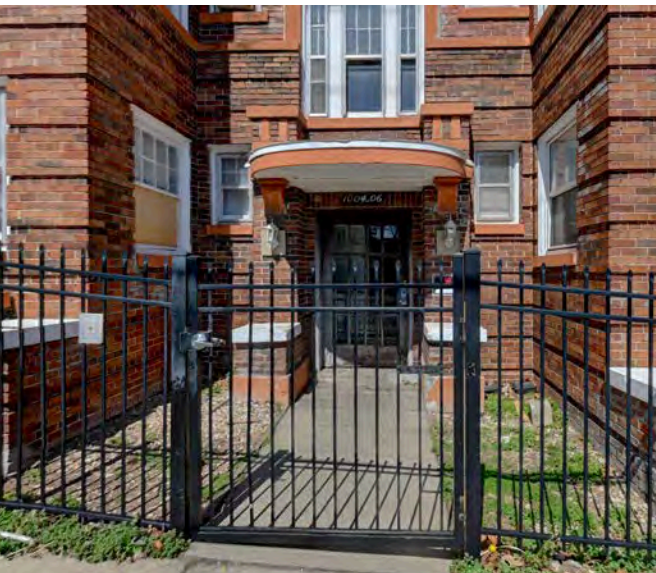
CONDITION



MARKET SALES

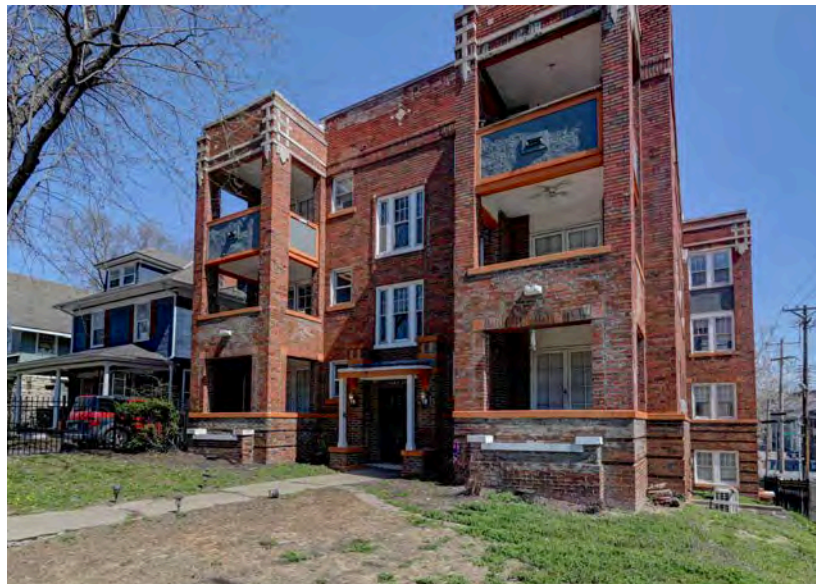


ADDRESS	4245 HARRISON STREET KANSAS CITY, MO 64110
SQUARE FEET	11,830 SF
SITE ACRES	0.17 ACRES (FROM COUNTY)
BUILDINGS	1
YEAR BUILT	1916
OCCUPANCY (AS OF 03/06/2026)	87%
PARKING	ON-STREET PARKING
WATER SEWER	SINGLE METER – OWNER BILL BACK (\$50/MO ONE TENANT, \$75/MO TWO TENANTS)
ELECTRIC	TENANT PAYS
GAS	LANDLORD PAYS
HVAC	CENTRAL HEATING WINDOW UNIT A/C
LAUNDRY	FREE ONSITE FACILITIES
TRASH	TENANT PAYS \$15/MONTH



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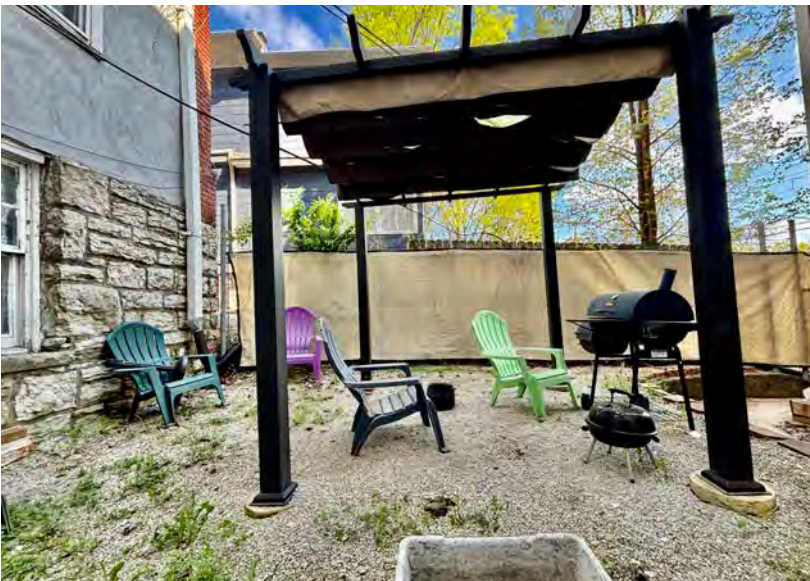
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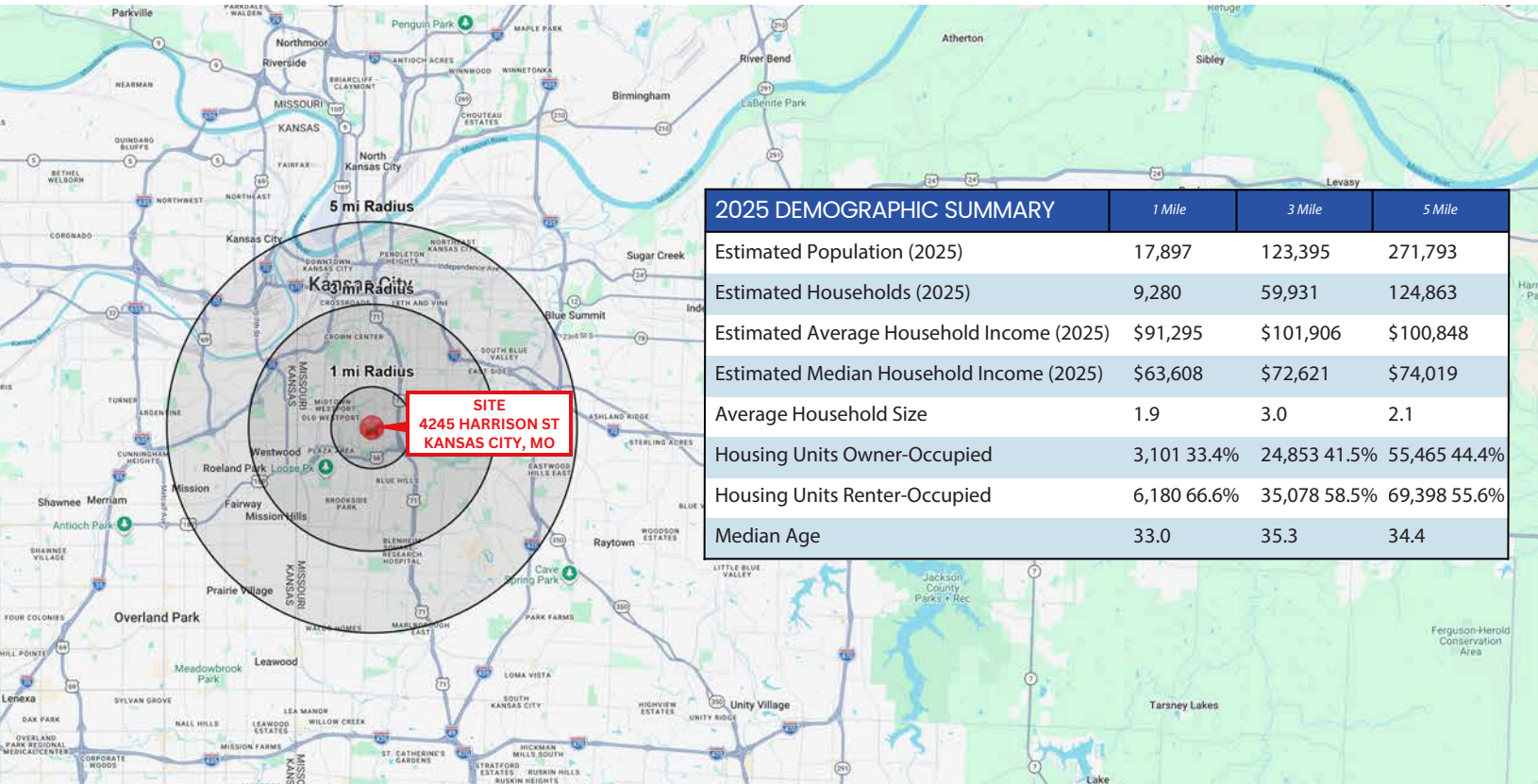
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DEMOGRAPHICS

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2025 DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	17,897	123,395	271,793
Estimated Households (2025)	9,280	59,931	124,863
Estimated Average Household Income (2025)	\$91,295	\$101,906	\$100,848
Estimated Median Household Income (2025)	\$63,608	\$72,621	\$74,019
Average Household Size	1.9	3.0	2.1
Housing Units Owner-Occupied	3,101 33.4%	24,853 41.5%	55,465 44.4%
Housing Units Renter-Occupied	6,180 66.6%	35,078 58.5%	69,398 55.6%
Median Age	33.0	35.3	34.4

HOUSEHOLD INCOME

\$53.5K MEDIAN INCOME
\$62.3K 2029 ESTIMATE
17% ↑ GROWTH RATE



AGE DEMOGRAPHICS

32 MEDIAN AGE
35 2029 ESTIMATE
9% ↑ GROWTH RATE



HOUSING OCCUPANCY RATIO

3:1
 5:1 PREDICTED BY 2029
 Occupied Vacant

RENTER TO HOMEOWNER RATIO

2:1
 2:1 PREDICTED BY 2029
 Renters Homeowner

EDUCATION ATTAINMENT



4.3%
SOME HIGH SCHOOL



18%
HIGH SCHOOL GRADUATE



18.3%
SOME COLLEGE



51.4%
COLLEGE DEGREE +
(BACHELOR OR HIGHER)

DAYTIME DEMOGRAPHICS



1,146
TOTAL BUSINESSES



18,670
TOTAL EMPLOYEES



23,051
ADJ. DAYTIME DEMOGRAPHICS AGE
16 YEARS OR OVER

OCCUPATION



70.6%
WHITE COLLAR



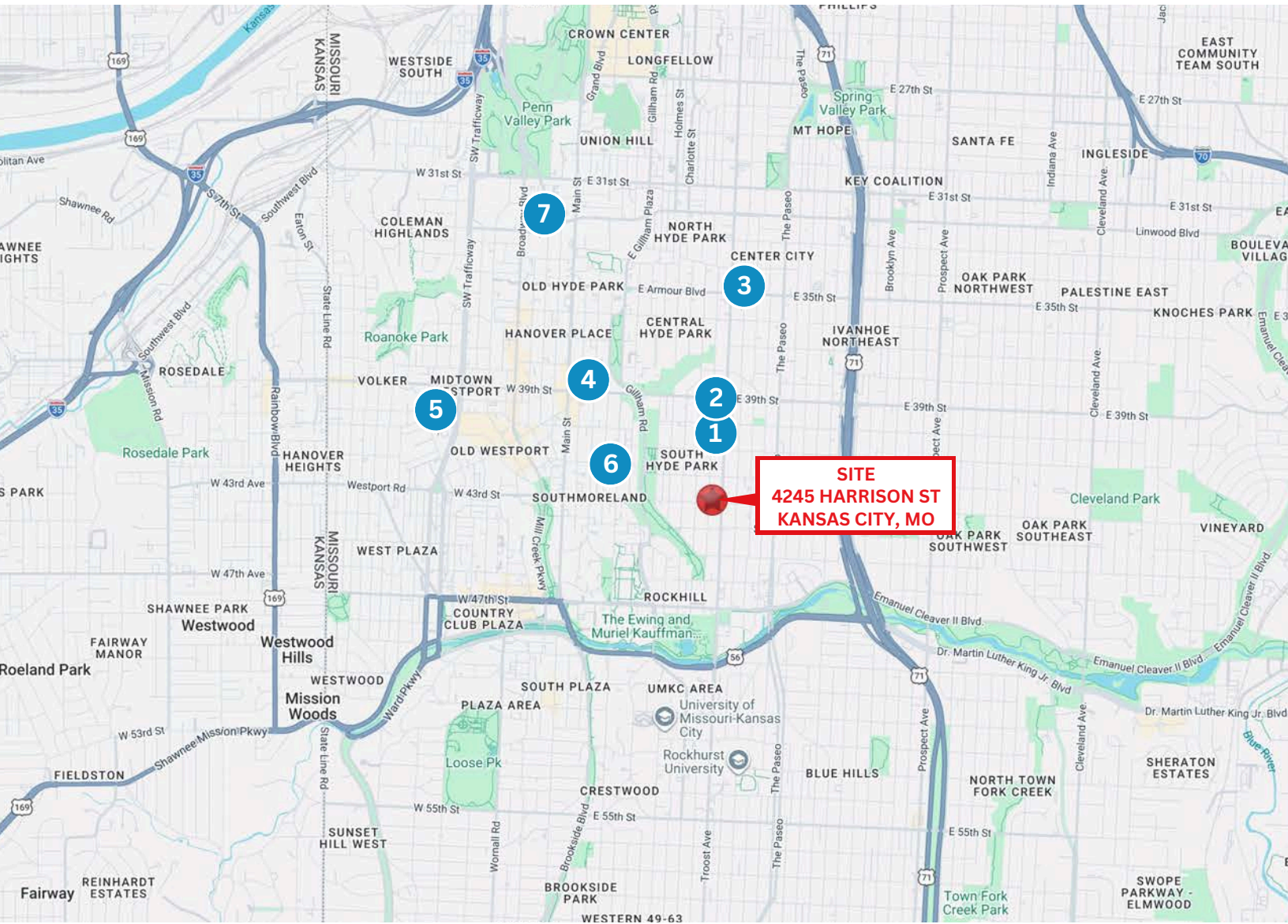
29.4%
BLUE COLLAR



14.9%
SERVICE

SALE COMPARABLES

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PROPERTY NAME	ADDRESS	ZIP CODE	UNIT COUNT	YEAR BUILT	PRICE PER DOOR	SALE DATE	STUDIOS	ONE BED	TWO BEDS	THREE BEDS
1 Arsenal	4017-4023 Harrison St.	64110	12	1935	\$137K/unit	December 2025			12 (2 x 1)	
2 Tottenham	4025-4027 Harrison St.	64110	7	1915	\$115K/unit	June 2025			6 (2 x 1)	
3 1114 E Armour Blvd.	1114 E Armour Blvd.	64109	9	1970	\$112K/unit	December 2025		2 (1 x 1)	4 (2 x 1)	3 (3 x 2)
4 W Apartments	3824 Warwick Blvd.	64111	12	1921	\$104K/unit	-		12 (1 x 1)	-	
5 Colonnade	1005-1007 W 41 st St.	64111	6	1935	\$132K/unit	-			6 (2 x 1)	
6 4103-4105 McGee	4103-4105 McGee St.	64111	7	1963	\$131K/unit	January 2026		7 (1 x 1)	-	
7 32 Central St. Apartments	3227 Central St.	64111	18	1905	\$104K/unit	March 2026		12 (1 x 1)	-	
Subject Property: 4245 Harrison	4245 Harrison St	64110	15	1916	\$103K/unit	-		1	14	

MARKET OVERVIEW

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KANSAS CITY, MO LOCATION OVERVIEW

Located in Midtown Kansas City, 4245 Harrison St offers a well-positioned multifamily investment opportunity in a vibrant, mixed-use neighborhood. The area combines established residential blocks with nearby retail, dining, and cultural amenities, supporting consistent rental demand. Proximity to major employment hubs, universities, and urban lifestyle destinations contributes to strong long-term occupancy and reliable cash flow.



EDUCATION

4245 Harrison St is in the South Hyde Park/Midtown area, near UMKC, Rockhurst University, and the Kansas City Art Institute. The neighborhood benefits from nearby educational institutions and a strong sense of community, appealing to students, faculty, and renters seeking urban campus access.



LIVABILITY & URBAN LIFESTYLE

The area offers a walkable, mixed-use environment with retail, dining, parks, and transit nearby. Residents enjoy access to Midtown, Westport, and the Country Club Plaza, making it attractive to young professionals and those seeking active city living.



EMPLOYMENT & ECONOMY

Kansas City's diverse economy supports steady job growth across healthcare, tech, finance, and logistics. Proximity to Downtown and Midtown employment centers provides strong demand for nearby rental housing, enhancing long-term investment stability.



NICK AMBROSIO

SENIOR VICE PRESIDENT

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Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR Commercial Board and most recently served as President during the 2025 term. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.



JAY RUF JR.

ASSOCIATE

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Jay is a Kansas City native who earned a bachelor's degree in business administration with a minor in professional selling from The University of Kansas. While in college he was actively involved in campus organizations and helped establish the University of Kansas Ducks Unlimited chapter.

After graduation, Jay started an investment group focused on multifamily research and investing. He is passionate about Kansas City's continued growth and is dedicated to helping clients make informed, strategic real estate decisions.

Now an associate at Peak Real Estate Partners, Jay specializes in multifamily investment sales. He leverages persistence, strong communication skills, and attention to detail to expand his network and deliver exceptional results for clients. In his free time, Jay enjoys hunting, fishing and cheering on the Jayhawks, Chiefs, and Royals with family and friends.

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This offering memorandum is subject to prior placement and withdrawal, cancellation or modification without notice. The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of April 1, 2026.

Neither this offering memorandum nor any part thereof, shall be reproduced or distributed without the written authorization of the owner (the "Owner"), and Peak Real Estate Partners | Kansas City (the Broker").

Further:

This offering memorandum was prepared on April 1, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as 4245 Harrison (the "Property"). Neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in this offering memorandum.


Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this offering memorandum or the financial statements herein were prepared, and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore, may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and will not provide, Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This offering memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing this offering memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner and the signature of an authorized representative of Owner is affixed to a real estate purchase agreement.




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