

MLS#: MM43343A (Active) List Price: \$629,000 (65 Hits)

404 S Franklin Street Kirksville, MO 63501



Style: Multi-Level
Units: 7
Year Built: 1941
Zoning:
For Sale/Rent/Both: S

Unit #:
Subdivision: Original Town of Kirksville
Schools: Kirksville R-III
Area: Adair
Rent Price:

Lot Size: 66'x108' **Age Range:** 51-99 yrs **Prior 1978:** Yes
Parcel #: **Taxes TBD:** **Tax Year:** 2025 **Tax Amount:** 1988.45 **Utilities:**
Owner Pays: Water, Trash, Sewer, Gas **Tenant Pays:** Electric
Additional Info: Unit #5 (AirBNB) - Owner pays all utilities.
Construction: Brick **Walls/Floors:** Dry Wall, Paneling, Plaster, Carpet, Laminate, Vinyl
Water: Public **Sewer:** Public Sewer **Meters:** Mixed **Condition:** Updated/Remodeled, Well Kept
Propane Tank: No **Propane Tank Leased/Owned:**
Amenities: Other-See Remarks

	BR	BA	LR	KIT	Rent	Lease Expire Date		BR	BA	LR	KIT	Rent	Lease Expire Date
Unit 1	1	1	1	1	650	12/31/2026	Unit 2	1	1	1	1	650	5/21/2027
Unit 3	1	1	1	1	0.00	Vacant	Unit 4	1	1	1	1	0.00	Vacant
Unit 5	2	2	1	1	Varies	AirBNB	Unit 6	1	1		1	500	6/30/2027
Unit 7	1	1	1	1	500	7/6/2027	Unit 8						

Unit 1 Features: Range/Stove, Refrigerator, Shared Water Heater, Off Street Parking

Unit 2 Features: Range/Stove, Refrigerator, Off Street Parking

Unit 3 Features: Range/Stove, Refrigerator, Off Street Parking

Unit 4 Features: Range/Stove, Refrigerator, Off Street Parking

Unit 5 Features: Range/Stove, Refrigerator, Off Street Parking

Unit 6 Features: Range/Stove, Refrigerator, Off Street Parking

Unit 7 Features: Range/Stove, Refrigerator, Off Street Parking

Unit 8 Features:

Legal:

Directions:

Remarks: LOCATION, LOCATION, LOCATION! This iconic brick apartment building is just 2 blocks from TSU, ATSU & Downtown Kirksville! Property includes 7 units with excellent rental history and tons of improvements in the last few years! Units include 1 bedroom and 2 bedroom units. Coin-operated laundry is in the building and there is plenty of off-street parking. The 3rd floor is entirely occupied by a 2 bedroom, 2 bath unit that is being leased as an AirBnB with near constant booking, plenty of space for guests to enjoy and incredible views of the campus and downtown area. This is a great opportunity to start your investment or a great addition to an investors portfolio. Call RE/MAX Home Team for full lease info and to schedule any showings. 660-665-8100. Visit VickiBenson.net for more!

Addendum:

Agent Remarks:

Owner Name: Shree Bena Realty LLC

Owner Name 2:

Security Deposit: Yes

Security Deposit Amount:

Owner Financing: No

Refer ML #:

Sign: Key/Lockbox: Appointment Only, Call Agent, Call
 Yes Office, Key

**Listing
 Conditions:**

**Display on
 Internet:**
 Yes

Display Address:
 Yes

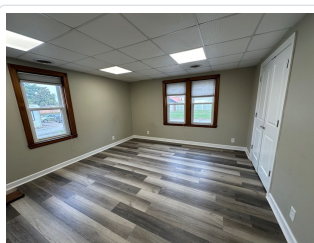
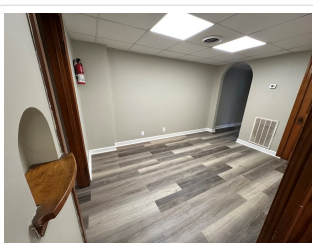
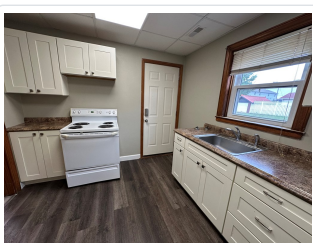
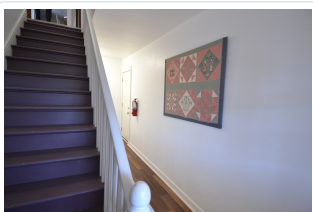
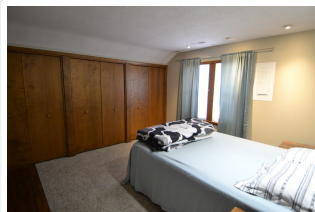
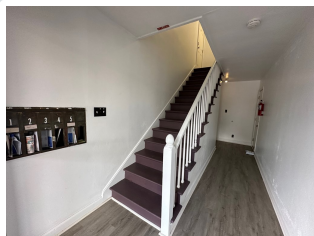
Days on Market: 321 **Original List Price:** \$629,000

Allow AVM: Yes

Allow Comments: Yes

Delayed Marketing Exempt Listing:

Delayed Marketing End Date:





Listing Office: RE/MAX HOME TEAM (#:71)
Main: (660) 665-8100
Fax: (660) 627-0113

Listing Agent: VICKI BENSON (#:97)
Agent Email: vickibenson@vickibenson.net
Contact #: (660) 626-4500
License Number:

Information Herein Deemed Reliable but Not Guaranteed