



MULTIFAMILY PROPERTY **FOR SALE**

2 DUPLEXES FOR SALE ON W WALNUT IN SPRINGFIELD

1820-1824 W Walnut St
Springfield, MO 65806

Presented By

GERALD ZAMORA

Senior Advisor

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1715 W James River Rd

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THANK YOU FOR VIEWING THIS 2 DUPLEX PACKAGE FOR SALE ON W WALNUT NEAR KANSAS EXPRESSWAY IN SPRINGFIELD.

100% Occupied - Each of the 4 units offer 845 sf with 2 bedrooms and 1 bathroom.
Common Area between the two units feature two concrete-mounted picnic tables.

Unit Features:

- * Wood Laminate flooring in living room, kitchen and hallway
- * In-unit washer & dryer hook-ups in enclosed laundry area
- * 2 Bedrooms
- * 1 Full Bath w/Tub
- * Full-size refrigerator
- * Designated parking on property

Location Description:

These properties are located on W Walnut St just west of Kansas Expressway with easy access to all of Springfield and within minutes of Historic Downtown Springfield. Neighboring businesses include: Route 66 Car Museum, College Street Cafe, Maverick, Jordan Valley Ice Park, Flame Steak House, Missouri State University, Dairy Queen, Little Caesars Pizza, Boys & Girls Club, Walgreens and many other local and national businesses.

Sale Price: \$370,000.00

Annual Rental Income: \$40,800

2025 Taxes: \$2,211.02

Please contact the listing agent for a private viewing.

**OFFERING SUMMARY**

Sale Price:	\$370,000.00
Number of Units:	4
Lot Size:	.38 Acres
Building Size:	1,690 SF / ea
Zoning:	Residential Single Family
Occupancy:	100%
Largest Major Intersection:	Walnut Street & Kansas Expressway
APN#	1322114003 & 1322114004



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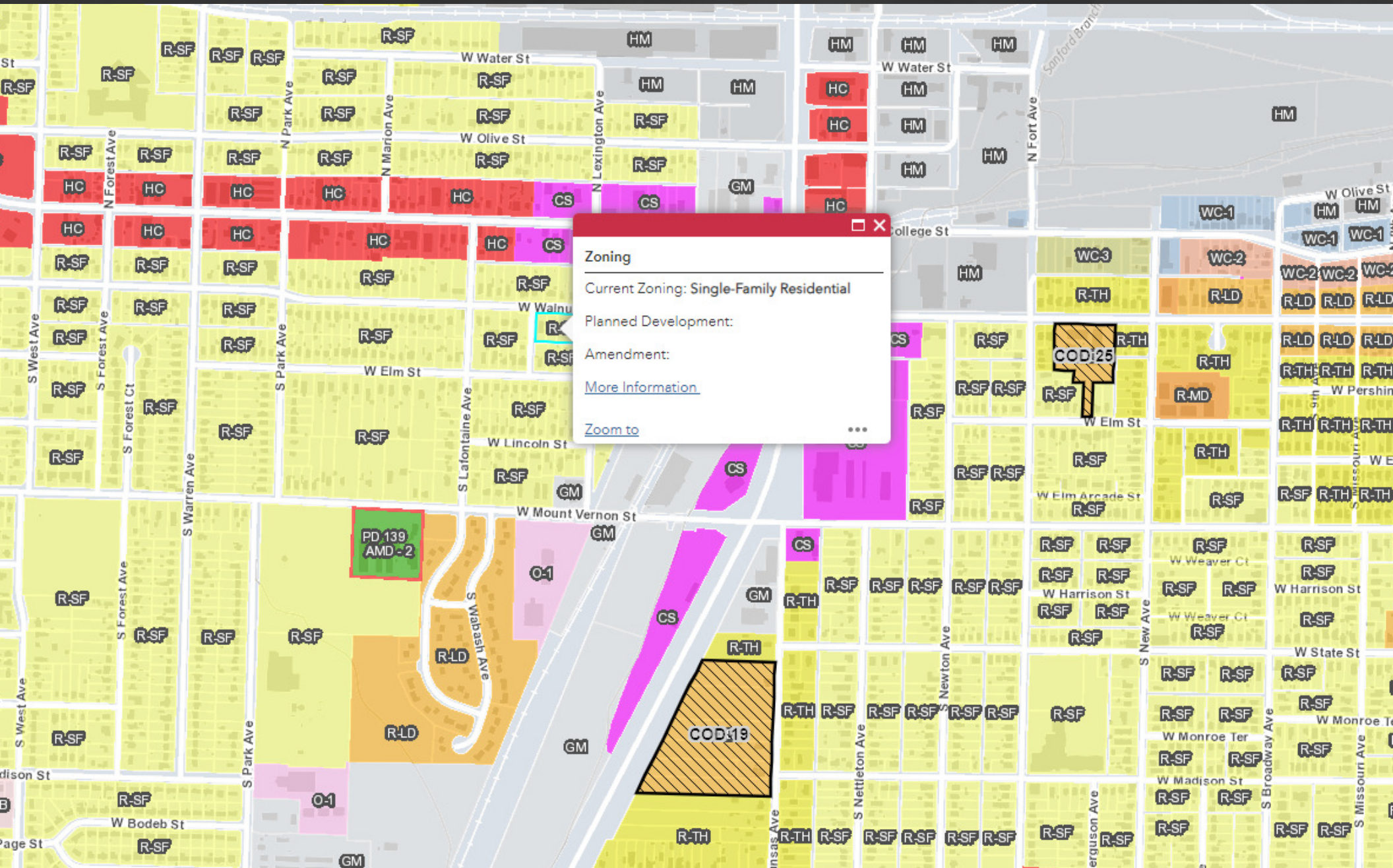






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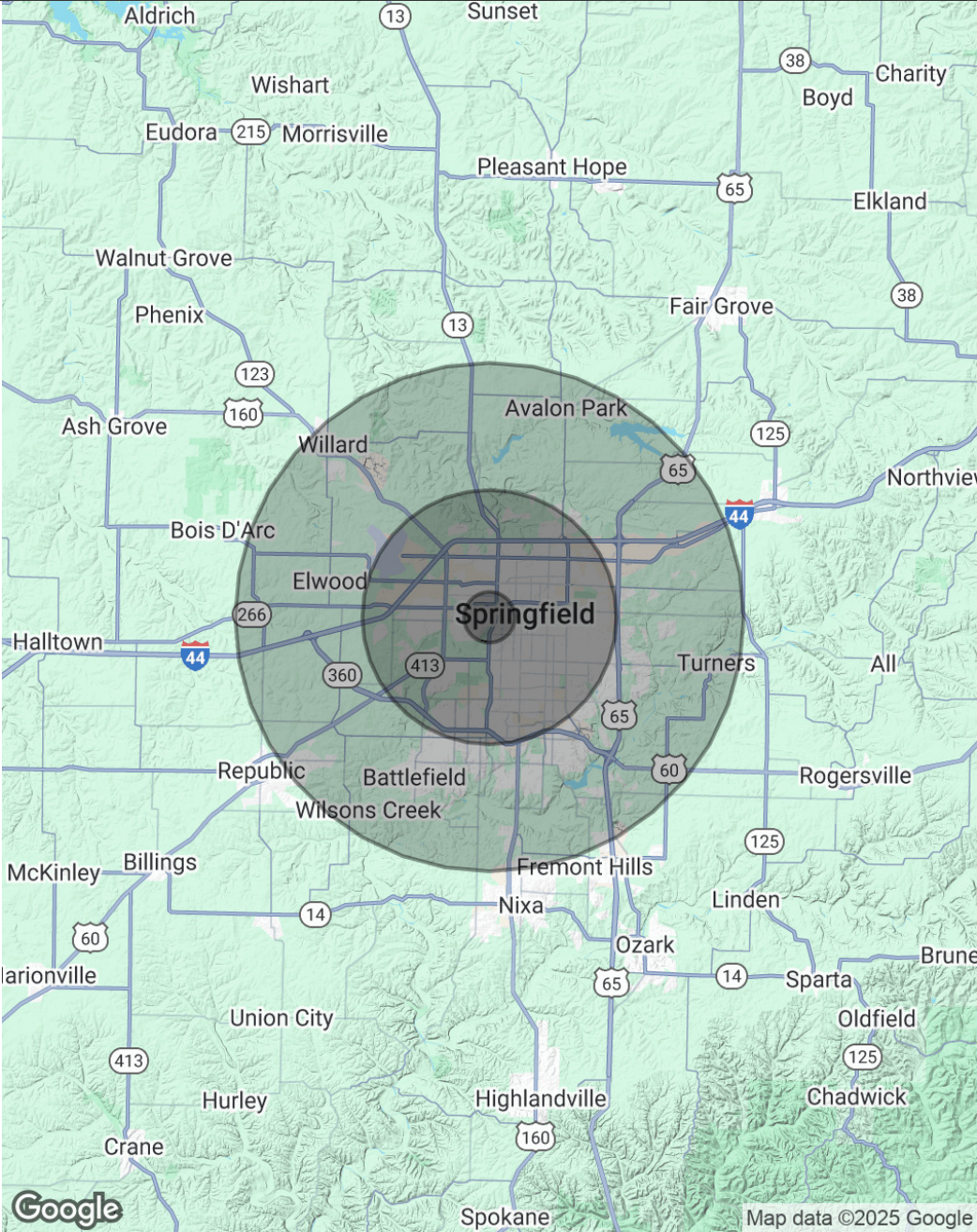
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

2020 American Community Survey (ACS)



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Direct: 417.522.9940**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with Zamora Real Estate Powered by The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

2021 Trusted Advisers Commercial Realtor
2022 CoStar POWERBROKER Top Broker Winner
2023 CREXI Platinum Broker Award Winner
2023 CoStar Power Broker - Zamora Real Estate
Residential Broker since 2004

Zamora Real Estate - Powered By The Firm Commercial

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PLEASE READ THE FOLLOWING

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