



# Real Estate Sales Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*

**www.BarnesRealty.com**

**18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177**

**1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580**

**1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010**

## ***4 Unit Apartment Complex***

***301 S. Water Street, Rock Port, MO 64482***

*This 4-unit multifamily building is in a great location and sits on approx. ½ acre adjoining Rock Creek on the East side of the property line. The two main level units #1 & #2 are 1 BR units and the upper 2 BR unit #3 was remodeled in 2018! Unit #4 is a small efficiency unit that needs to be remodeled. There are three newer furnaces, new metal roof (2018) and a new sewer line to the main. Plenty of parking and HUGE yard for an outside common area!*

***SELLERS ARE MOTIVATED AND ENTERTAINING OFFERS!***

### **LOCATION:**

Located at the end of the road just 1 block East of S. Main Street, Rock Port, MO.

### **PRICE:**

~~\$120,000.00~~

~~REDUCED PRICE! \$110,000.00~~

~~NEW PRICE! \$98,500.00~~

**REDUCED PRICE! \$89,500.00**

### **IMPROVEMENTS:**

Newer 3 yr. old furnace in units #1 & #2

4 stoves

4 refrigerators

2 sets of washer & dryer units

2 sets of stackable washer/dryer units

6 window A/C units

Remodeled 2 BR unit (2018)

Small private deck off of unit #3

Deck access to unit #3 & #4

### **TAXES:**

2018 taxes were \$366.49

### **RENTAL STATUS:**

Property is available for possession at closing.

### **LISTING AGENT:**

Ryonee McCann

(409) 790-5283 or [ryonee@barnesrealty.com](mailto:ryonee@barnesrealty.com)

### **BROKER PARTICIPATION:**

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**





***4 Unit Apartment Complex***  
***301 S. Water Street, Rock Port, MO***  
***Google Aerial***



***General Location***



PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

# 4 Unit Apartment Complex

301 S. Water Street, Rock Port, MO

## Driving Map



## Tax Map





# ***4 Unit Apartment Complex***

*301 S. Water Street, Rock Port, MO*

## ***Photos***





## ***4 Unit Apartment Complex***

*301 S. Water Street, Rock Port, MO*



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