



237-238 FRITTS WAY, REEDS SPRING, MO 65737

For Sale

This great investment property is located in a high-demand area with strong job opportunities and good schools nearby. Both sides are leased at \$1,025/month, totaling \$24,600/year in rental income. One unit was recently remodeled and the property has a new roof (2022) and fresh paint. Interested in living on one side? We can explore relocating tenants, and we already have a property management system in place if you need help with rent collection and maintenance.



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

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

www.BarnesRealty.com

PROPERTY FEATURES

Price:

\$306,000.00

Taxes:

2024 Taxes: \$859.16

Yard:

Optimal sized fenced yard

Bedrooms:

5

Foundation:

Concrete

Water:

City

Baths:

4

Sewer:

City

Heating/Cooling:

Central

Garage:

1 Car for each side

Other Features:

- Unit 237 fully remodeled
- Other rental units available nearby (for relocating tenants if needed)
- Rental management services available
- Located in an area with multiple tenants actively seeking housing

Listing Agent:

Jamie Barnes (660) 851-1125 or
Jamie@barnesrealty.com



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

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 The listing may be withdrawn with or without approval.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.

PHOTOS



PHOTOS

