



Building Type:	Investment, Multifamily
Available SF:	73,320
Total SF:	73,320
Year Built:	1994
Last Updated:	May 30, 2025

Economic Development Contact

Steve Kelly, VP of Economic Development
The Chamber of Lawrence & EDC of Lawrence and Douglas Co.
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Realtor/Owner Contact

Jeff Lamott

Property and Area Description

Northmarq, as exclusive advisor, is pleased to present for sale the 148-unit Eagle Ridge Apartment Homes located in Lawrence, KS. Built in 1994, Eagle Ridge is a professionally managed and well-maintained community situated off 6th Street, home to the city's premier destination retail and commercial corridor. Ownership has invested over \$600,000 in capital improvements since 2022 and has renovated 55% of the units achieving an average \$139/month premium. Classic units consist of laminate countertops, original cabinetry and white appliances. Renovated units include luxury vinyl plank flooring, new cabinet fronts & hardware, modern lighting, resurfaced counters, updated baths, all new paint, and black appliance packages. Eagle Ridge offers residents two standardized all-electric floorplans for ease of managment, predictable turn costs, and favorable return on cost opportunities on the 66 classic units. Community amenities include on-site laundry, clubhouse, outdoor fire pit, picnic areas, and a pet park and washing station. Eagle Ridge is offered free and clear for new debt or the option to assume in-place agency financing allowing new ownership maximum flexibility for the acquisition.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown