

Partially Renovated Downtown Asset with Strong
Fundamentals and Exceptional Renter Demographics
910 Pennsylvania Ave | Kansas City, MO | US | Jackson County
Available SF: 127,800



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Economic Development Contact

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Property and Area Description

Colliers is pleased to present 910 Penn Apartments, a 128-unit, 11-story, mid-century, 100% market-rate multifamily community located in the heart of Downtown Kansas City, Missouri, at 910 Pennsylvania Avenue. Built in 1958 and renovated since 2019, the 11-story building combines timeless architecture with enhanced common areas and 28 tastefully-upgraded unit interiors. The property offers a full range of studio, one-, two and three-bedroom floor plans, with select residences featuring modern finishes and sweeping views of the Downtown Kansas City skyline. Ownership has completed a broad program of capital improvements to enhance both infrastructure and key common area amenities. Recent capital upgrades include riser stack replacements, and a new high-efficiency boiler system. Additional improvements include structural updates and refreshed amenity and clubhouse spaces, all designed to elevate the resident experience and long-term asset performance, while leaving a new owner to focus on renovating the balance of the unit interiors. Renovated units achieve a 55% rent premium, underscoring strong demand and future value-add potential. 910 Penn Apartments is well-positioned to benefit from Kansas City’s continued momentum as one of the Midwest’s top-performing multifamily markets. Within a one-mile radius, the population has increased by 152% since 2000, with households up 199% and 88% of residents renting. Additionally, 63% hold a bachelor’s or graduate degree, and average household income reaches \$100,554. These compelling demographics, combined with a walkable urban location, create a strong foundation for long-term stability and growth. Residents enjoy seamless access to top Downtown employers, cultural landmarks, dining, and entertainment hubs, making 910 Penn Apartments a value-add opportunity within the thriving Downtown Kansas City corridor.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Property Images



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