



Zoning:

Last Updated:

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Economic Development Contact

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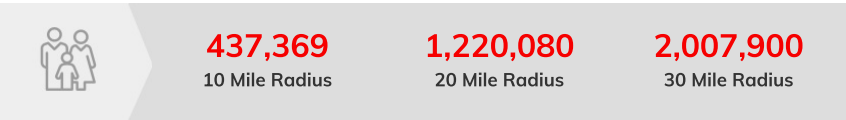
Realtor/Owner Contact

Jeff Lamott

Property and Area Description

Northmarq is pleased to present the exclusive opportunity to acquire The Bluffs, a 138-unit community located in the Kansas City northland. Kansas City's 11 submarkets received new supply over the past year with Clay County ranking #1 for demand and supply. The Bluffs resides within Clay County, one of the fastest growing counties in Missouri. The North Kansas City School District serves The Bluffs and is A-rated by Niche.com. Built in 1968, The Bluffs is uniquely positioned for a systematic interior renovation program to 98% of the units. Three units have been renovated and are currently achieving \$199 above in-place rents. The property benefits from on-going proactive exterior capital expenditures allowing new ownership to focus immediately on rent generating unit renovations. Recent improvements include all new roofs and full exterior paint completed in April 2025. Residents enjoy access to laundry facilities, full-service clubhouse, and a swimming pool. The Bluffs is conveniently located just five minutes from major retail centers including a Walmart SuperCenter and a Hy-Vee grocer. Neighboring home prices range from \$450k to \$1M proving excellent demographics for value-add investing in this submarket. The property is offered free & clear allowing new ownership maximum flexibility to place new agency financing.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No

Rail Accessible: No

Rail Infrastructure in Place: Unknown