

MIDWEST LAND GROUP PRESENTS

.1 ACRES IN

CASS COUNTY MISSOURI

221 MAIN STREET, GARDEN CITY, MO 64747



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FULLY OCCUPIED 4-PLEX INVESTMENT OPPORTUNITY IN GARDEN CITY

Located in the heart of Garden City, Missouri, this fully occupied fourplex offers a strong, stable investment opportunity with immediate cash flow and recent updates. The property consists of four residential units, all currently leased with written agreements in place and tenants paying consistently.

Current monthly rents range from approximately \$950 to \$1,040 per unit, providing steady income with room for long-term growth.

The building was originally constructed in 1920 and underwent a full renovation in 2024, bringing the property up to modern standards while maintaining its solid brick construction and character. Major improvements include a newer roof, updated HVAC systems, and newer water

heaters, all of which are approximately 2 years old.

Utilities are currently landlord-paid, with average annual utility expenses reported at approximately \$7,454.

Annual real estate taxes are approximately \$992, and the property has been professionally managed, creating a smooth transition opportunity for a new owner.

With strong occupancy, recent renovations, and reliable tenants already in place, this property presents a turn-key opportunity for investors seeking consistent income in a growing rental market.

Call for additional financial information, lease documents, and to schedule a private showing.



PROPERTY FEATURES

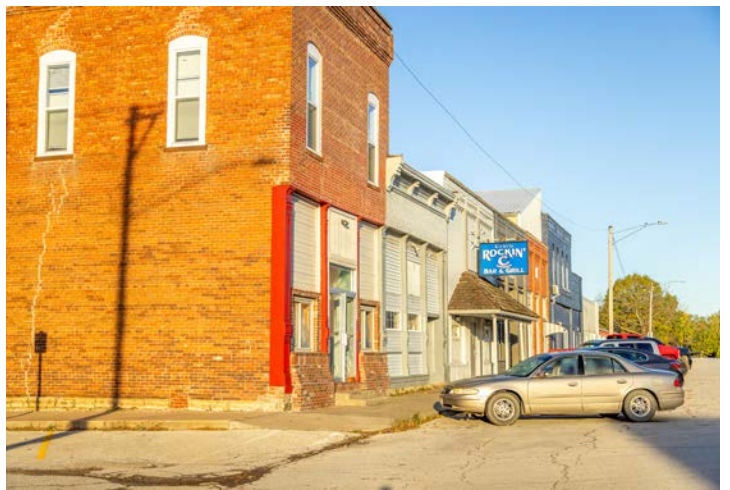
COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **.1**

- Fully occupied 4-unit investment property
- Located in downtown Garden City, MO
- Rents range approximately \$950–\$1,040/month
- All leases currently in place
- One unit operating month-to-month
- Fully renovated in 2024
- Brick building originally constructed in 1920
- Roof, HVAC, and water heaters are approximately 2 years old
- Professionally managed property
- Landlord-paid utilities (~\$7,454 annually)
- Annual taxes are approximately \$992
- Turn-key income-producing opportunity

DOWNTOWN GARDEN CITY, MO



FULLY OCCUPIED 4-UNIT INVESTMENT



BRICK BUILDING ESTABLISHED IN 1920



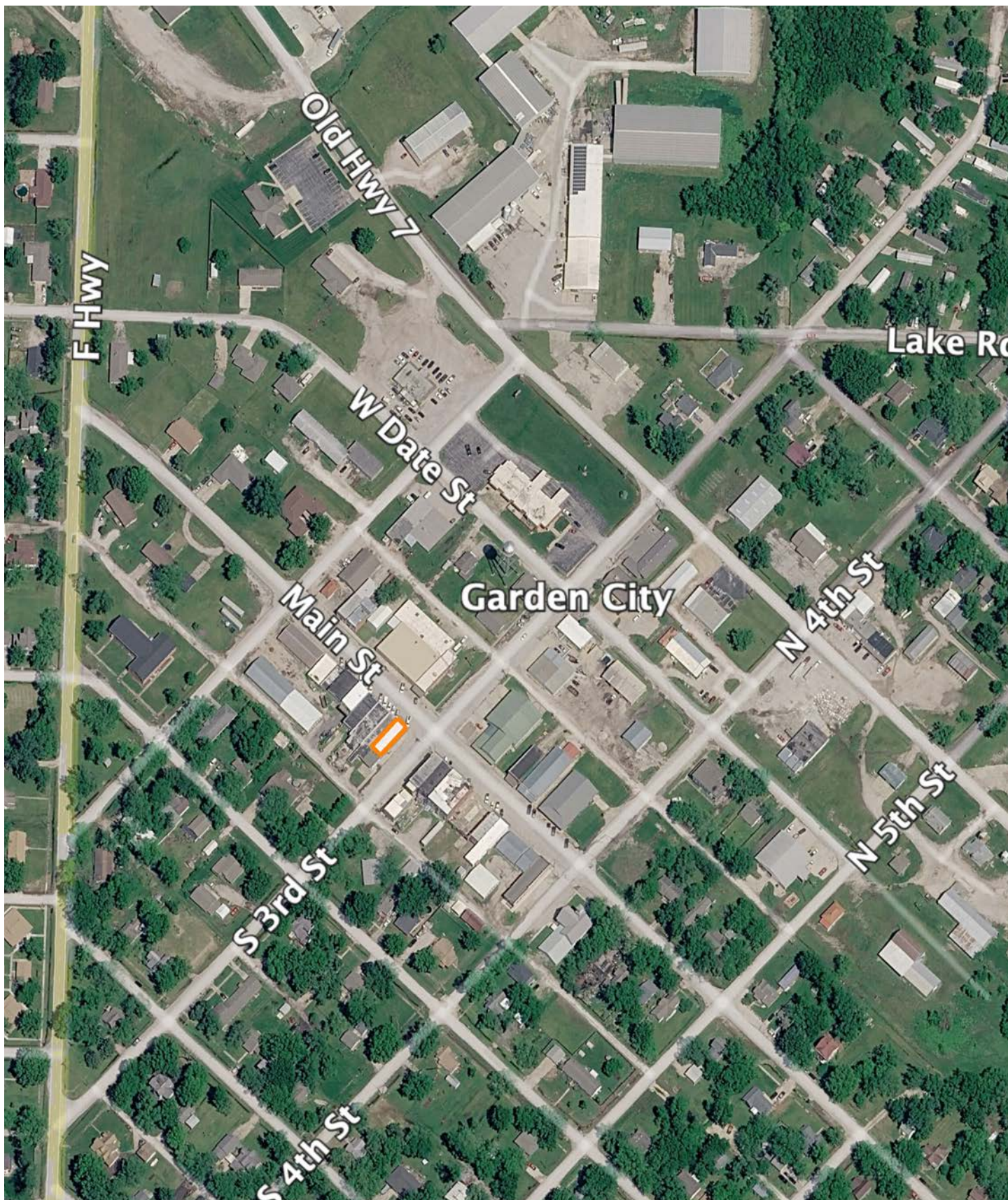
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



NICK BENGÉ

LAND AGENT

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