

Augusta Real Estate Portfolio For Sale

*419-421, 505-507 N State St
Augusta, KS*

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INVESTMENT OPPORTUNITY FOR SALE

Commercial storefronts with apartments above
\$290,000 for portfolio of 4 storefronts

	Address	Building Sq. Ft.	2018 RE Taxes	Year Built
1	419-421 N. State St	6,243	\$ 3,247	1918
2	505 N. State St	3,146	\$ 1,927	1916
3	507 N. State St	3,258	\$ 2,929	1915
		12,647	\$8,103	



419-421 N State St Augusta, KS

Individual Price:	\$110,000
Building Size:	6,243 SF Total
2018 Taxes:	\$3,247
Year Built:	1918
Zoning:	Commercial

- ✓ Duplex style commercial building. Floor plan divided into two symmetrical sides with large retail storefronts.
- ✓ New furnace and A/C units for each side.
- ✓ Potential leasing income of \$1,075/month



505 N State St Augusta, KS

Individual Price:	\$110,000
Building Size:	3,146 SF
2018 Taxes:	\$1,927
Year Built:	1916
Zoning:	Main Street District

- ✓ Currently leased by barber for \$425/month with one year left on the lease.
- ✓ Second floor apartment is an open loft style space that currently rents month to month for \$565/month.
- ✓ The rear of the building features a dock with a carport, as well as entrances to both retail and apartment spaces.

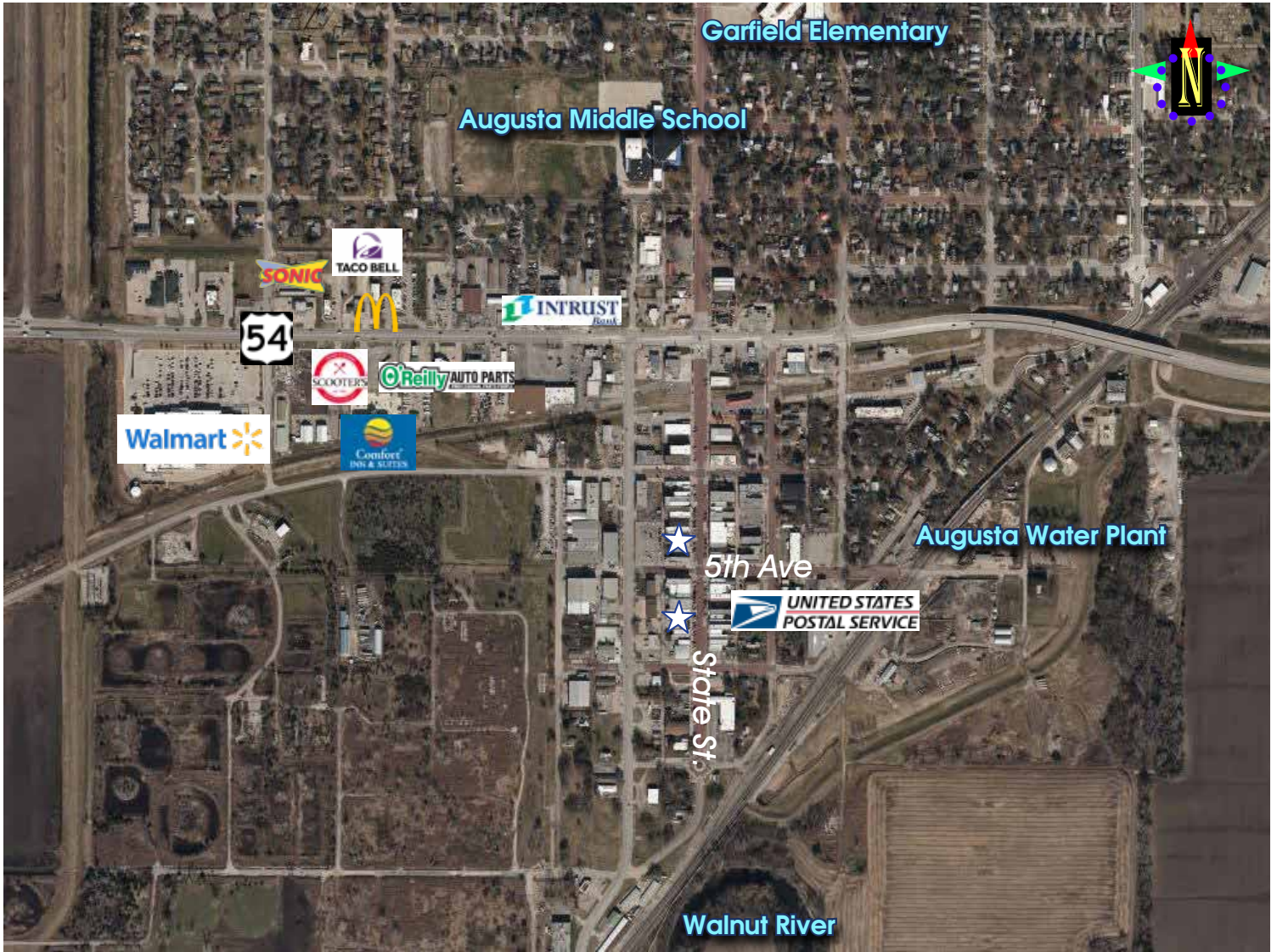


507 N State St Augusta, KS

Individual Price:	\$118,000
Building Size:	3,258 SF
2018 Taxes:	\$2,929
Year Built:	1915
Zoning:	Main Street District

- ✓ Retail on the ground floor and two apartments above.
- ✓ Previously leased to a restaurant for \$600/month.
- ✓ Retail space comes with restaurant equipment, booths, original tin ceilings, hardwood floors, ADA restroom, and mezzanine for extra storage.
- ✓ Second floor contains a 2 BR apartment and a studio apartment. The 2 BR space currently rents for \$550/month and the studio is vacant but has potential for \$475/month.
- ✓ The rear of the building features a dock with carport as well as entrances to both retail and apartment spaces.





Excellent location in the heart of the historical Main St Commercial District on North State St!

Demographics	1 mile	3 miles	5 miles
Population	4,847	10,280	12,847
Median Household Income	\$38,222	\$49,413	\$53,671



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