



\$ 200,000



2727 Vine St, Kansas City, MO 64109

- » Beds: 6 | Baths: 2 Full
- » MLS #: 2628557
- » Single Family | 2,024 ft² | Lot: 3,049 ft²
- » More Info: 2727VineSt.IsForSale.com



Rob Lang
At Home Kansas
 (785) 393-2274 (Cell)
rob@askroblang.com
<http://www.YouWantHouses.com>

At Home Kansas
 8728 GRANDVIEW ST
 OVERLAND PARK, KS 66212
 (785) 393-2274



Lakefront property for improved new \$200k (higher for lease purchase)! \$2130/mo income. A 3 lots home! 2727 Vine sits with a front-row seat to Troost Lake - one of Kansas City's quietest green spaces all with downtown and Midtown just minutes away. From the upper unit's deck, mornings start with water views instead of a neighbor's fence. This is a Kansas City duplex that lets you choose how you want to live in it. It is built for flexibility where you could live in the entire 6 bedroom home, owner occupy one half of the house and lease out the other half covering a real chunk of the mortgage before you even move in, lease out both halves, or lease out the whole house! So many possibilities to choose from! The downstairs 2-bedroom unit is already occupied and paying \$1,080 a month - covering a real chunk of the mortgage before you even move in. Upstairs, the 3-br unit is vacant right now, rents for \$1050, which means you get to decide how this house works for you: - Move in and live it. Take the upper unit, wake up to lake views, and let the downstairs rent help carry the payment. Seller is even offering lease purchase!! - Or skip the move entirely. The seller can even try to have a qualified tenant in place upstairs at \$1,050/month before closing, so you step into a fully leased, cash-flowing duplex on day one. Either way, you're getting a centrally heated and cooled 100% duplex with separate electric service (tenants pay

