



\$175,000.00

***4-Unit Bi-Level Apartment
Complex
304 N. Martin Ave., Oberlin, KS***

**4 - 2 Bedroom, 1 Bath Apartments
(2 Units Up, 2 Units Down) Common Entry in Front**

**Built 1982 2024 Taxes = \$2,672.92 Corner 130' X 142' Lot,
New Shingles 2020 Detached Garage (2 stalls)
Detached Storage Units (4 Units)
Detached Car Ports (2 Spaces) First Come, First Served Basis
Underground Sprinkler System, Mature Landscaping**

Each Unit:

*All measurements are considered accurate but may not be exact.

Bedroom #1: 12' X 14'*

Bedroom #2: 10' X 12.47'*

Bathroom: 9' X 5'*

Living Room: 18.65' X 14.49'*

Dining Room: 12.48' X 9.69'*

Kitchen: 8.4' X 8.99'*

All units include: Refrigerator, Electric Range, Range Hood, Dishwasher, Garbage Disposal, Hot Water Heater (Unit 2 water heater replaced May 2025), Central Heat and A/C, Ceiling Fans, Bathroom Exhaust Fan, Individual Breaker Box, Shared Water Softener.

2 Units include: Washer/Dryer

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