



PRESENTING

# THE BRIGHTON FOURPLEX

1418 BRIGHTON CIRCLE  
LAWRENCE, KS 66049



3 BED / 2.5 BATH PER UNIT

3 TENANTS IN PLACE

## Well-Maintained Fourplex in Prime Lawrence Location

This well-maintained fourplex offers a ready-to-go investment property near key Lawrence amenities. Three of the four units are currently leased, providing immediate rental income, while the vacant unit offers options for owner-occupancy or quick leasing.

Each unit includes 3 bedrooms, 2.5 bathrooms, a 1-car attached garage, and two additional off-street parking spaces, providing ample living space, parking, and storage.

The property has had a pre-listing inspection, and many items have been addressed to prepare it for sale. With strong in-place rents and room for future rent adjustments based on market conditions, this property is suited for both new and experienced investors.

Recent updates include newer mechanicals, new windows in some units, updated countertops, fresh paint, newer concrete siding, and updated appliances — improvements that may reduce near-term maintenance needs and increase tenant appeal.

Located in an area with consistent rental demand and recent improvements already completed, this fourplex offers potential for both immediate returns and long-term performance.

# HECK



785-917-5700



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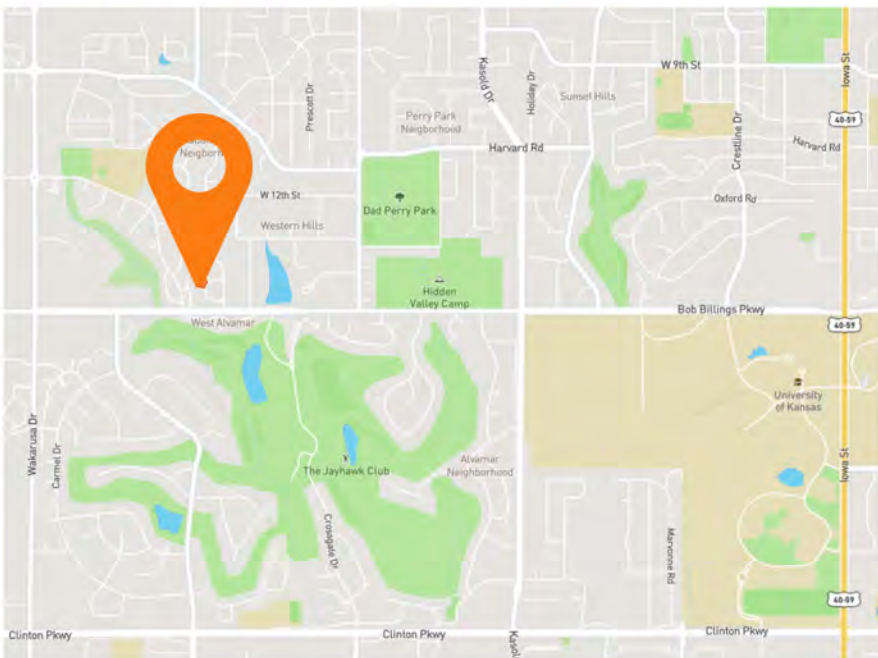






# THE BRIGHTON FOURPLEX

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