

Properties for Sale

1 3906 Central, Kansas City, MO 64111



Property Details

Price	\$475,000
Price/SF	\$197.92 /SF
Building Size	2,400 SF
Lot Size	12,996 SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Vacant/Owner-User
Commission Split	3%
No. Stories	1
Year Built	1975
Tax ID / APN #	30-230-09-26-00-0-00-000
Status	Active
LoopNet ID	17424055

Broker Information

Patricia Soptic
 (913) 642-4888

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17424055>

Property Description

Busy corner site on 39th & Central, half block east of Broadway. Large lot of 12,996 SF with access from both 39th and Central. Could be re-purposed back to retail or used for office or special. Has a garage entrance. This site is for sale alone or in conjunction with other parcels on the block - parcels facing 39th and contiguous and also even bigger - could be combined with parcels facing Broadway in this block for 60,000 SF commercial. Please inquire for additional package information. There is an existing business in this building, so please don't disturb the tenant. Tenant will re-locate upon sale.

Location Description

One of the busiest intersections in Kansas City, MO - this site is just .5 block from the busiest corner, yet has easy access from 2 streets into the lot. Half block East of Broadway on 39th. Commercial zoning.

Highlights

Fabulous location - visibility, access & central.

Redevelopment opportunity with block or site alone.

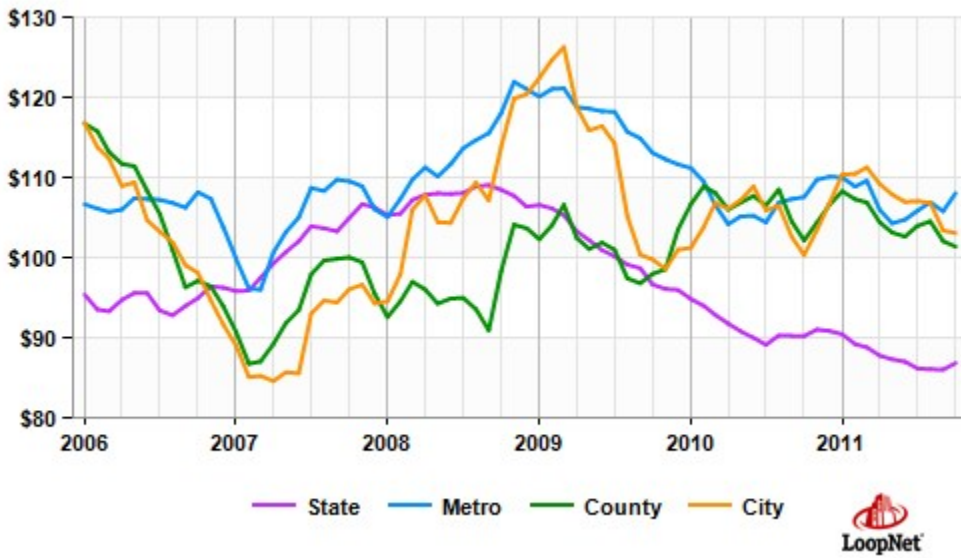
Directly across 39th Street from Walgreens, and across Broadway from Gomers.

Photos



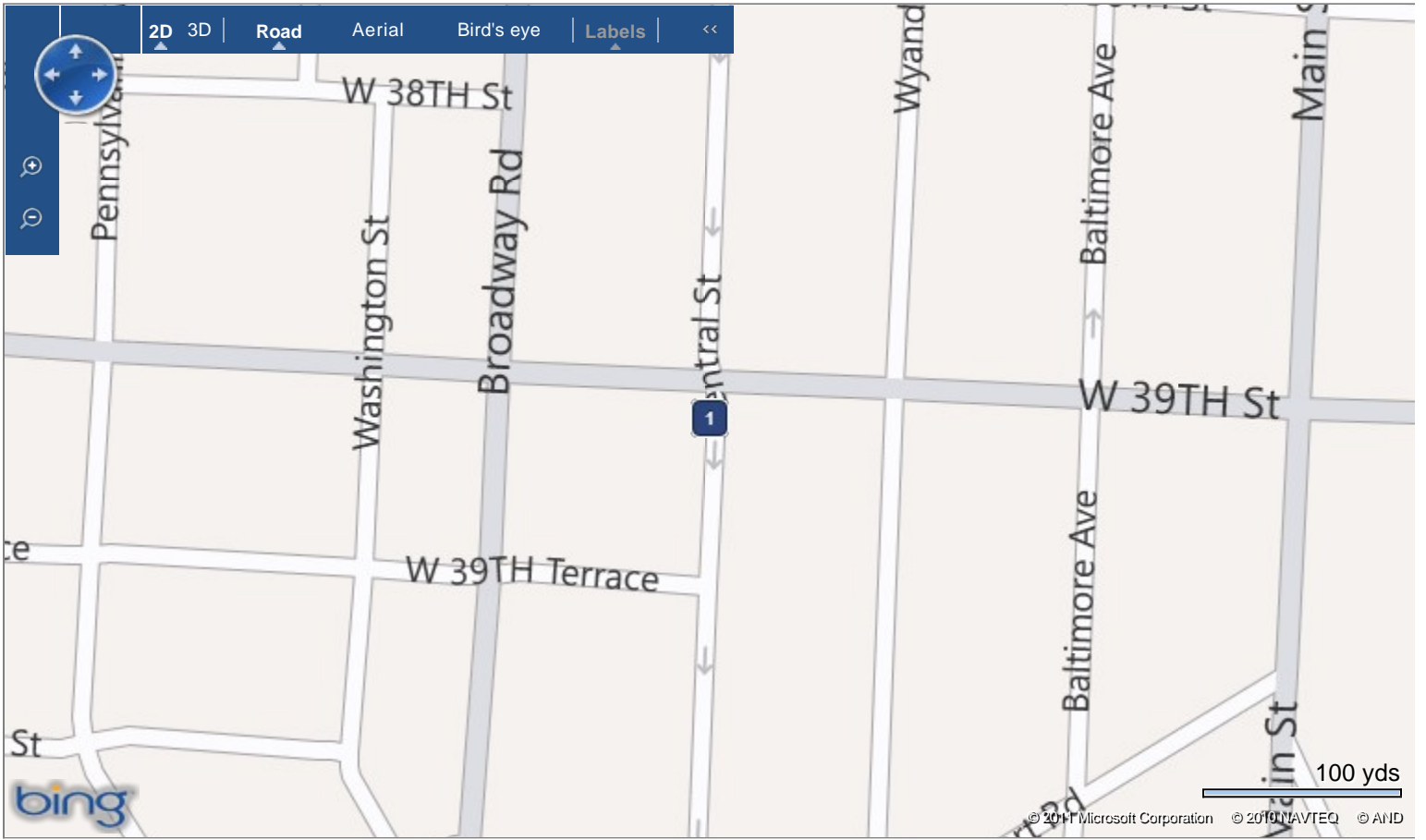
Market Trends

Asking Prices Retail for Sale Kansas City, MO (\$/SF)



		vs. 3 mo. Y-O-Y prior	
State	\$87	0.9%	-3.7%
Metro	\$108	1.8%	0.5%
County	\$101	-2.1%	-0.7%
City	\$103	-2.6%	2.7%

Map



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