

# FOR SALE



## 2ND GEN RESTAURANT & BAR

4010 Pennsylvania Ave, Kansas City, MO 64111



### PROPERTY FEATURES

- 2nd Generation restaurant & bar space
- Full kitchen, grease trap, hood, walk-in, etc.
- Less than 5 minute walk to Streetcar
- Ample parking
- 3-year tenant in place, with lease covering 1/3 of the property
- **Sale Price Reduction: \$980,000**

### ABOUT WESTPORT

Kansas City's original entertainment district within the urban core. Originally settled in 1833, Westport is one of the oldest communities within Kansas City. Westport is conveniently situated directly north of the Country Club Plaza and less than 3 miles south of the Crossroads district and downtown Kansas City. Westport is currently home to over 50 unique restaurants, 30 bars and over 30 shops and boutiques. Based on its ideal location with ample amenities within close proximity, the area caters to individuals that prefer an urban centric lifestyle. Known as one of the most pedestrian-friendly areas within the Kansas City metro, Westport is a natural draw for trendy new restaurants, bars and retailers that capitalize on foot traffic volume.

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7227 Metcalf Avenue, Suite 201  
Overland Park, KS 66204



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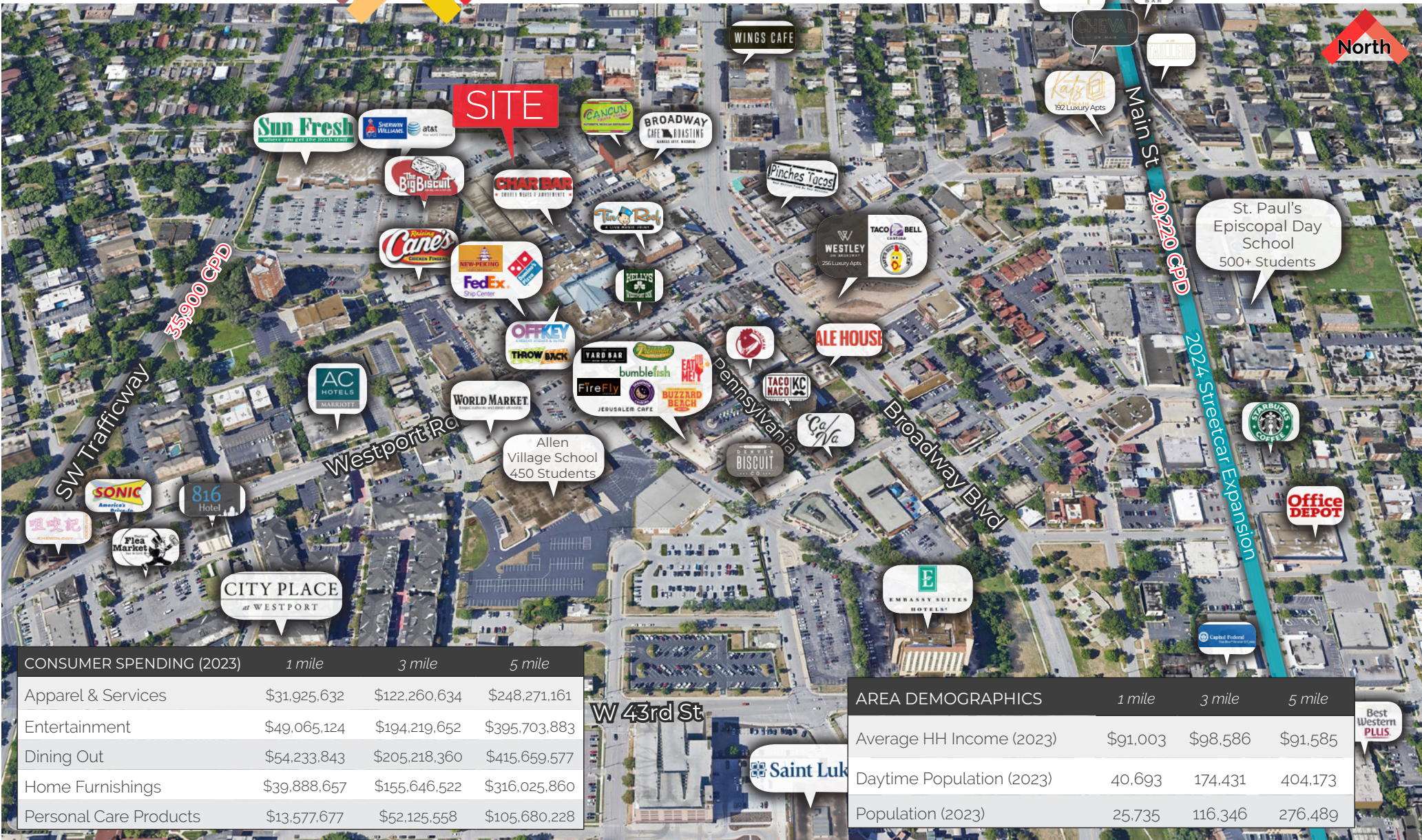
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North



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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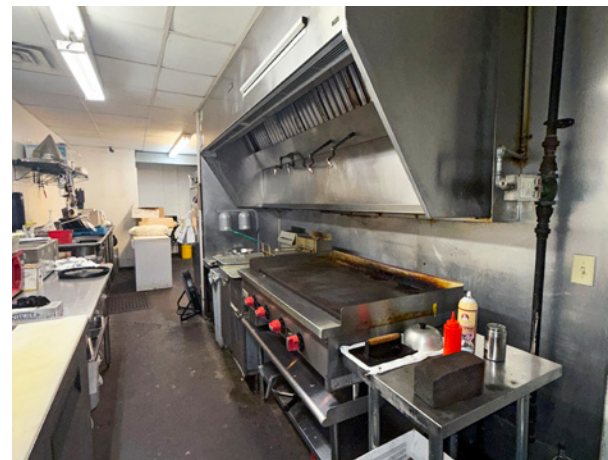
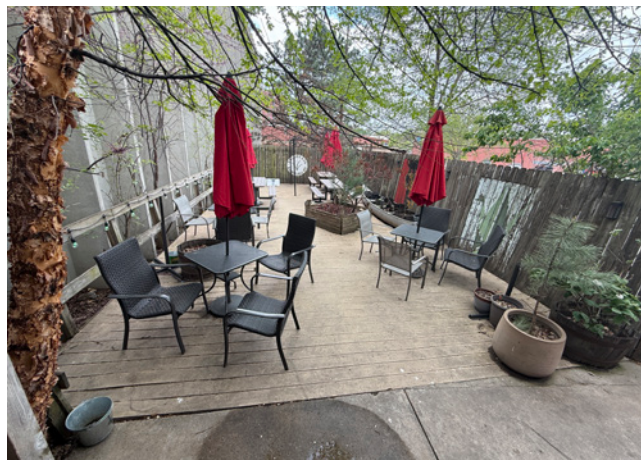
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