

FOR SALE



MAIN STREET MIXED USE BUILDING

3901 Main Street | Kansas City, MO 64111

PROPERTY DESCRIPTION

Located in the center of Midtown, 3901 Main St is strategically positioned for the future of Kansas City. With streetcar stops directly adjacent to the property, city landmarks such as the historic Westport Entertainment District, Country Club Plaza, Martini Corner, Crown Center, and Union Station are just minutes away.

Following the announcement of the streetcar's expansion from Union Station to UMKC's campus, Midtown has experienced a true culinary renaissance. Locally renowned restaurants such as Noka, The Russel, Billie's Grocery, Tailluer, Blanc Champagne Bar, Cheval, Westport Cafe, Le Champion, Gate's BBQ, and Ragazza are all within minutes of new streetcar stops.

In addition to the expanded food and beverage options, Midtown has experienced robust multi-family growth with well over 1,000 units delivered including 192 luxury units (Katz on Main) directly southwest of the property.



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Overland Park, KS 66204



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PROPERTY HIGHLIGHTS

Pricing:	\$4,800,000
Proforma NOI:	\$421,211 (8.77 Cap)
Cap Rate:	8.77%
Building Size:	32,290 SF two level building
Parcel Size:	1.58 acres
Vertical Transportation :	One elevator and two sets of stairs located at the north and south end of the building
Parking Income:	51 dedicated, income-generating parking stalls
Year Built:	1989
Zoning:	B4-5



VIEW LOOKING SOUTH



1,500 SF PATIO - MAIN ST VISIBILITY



VIEW LOOKING NORTH

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GROUND LEVEL FLOOR PLAN



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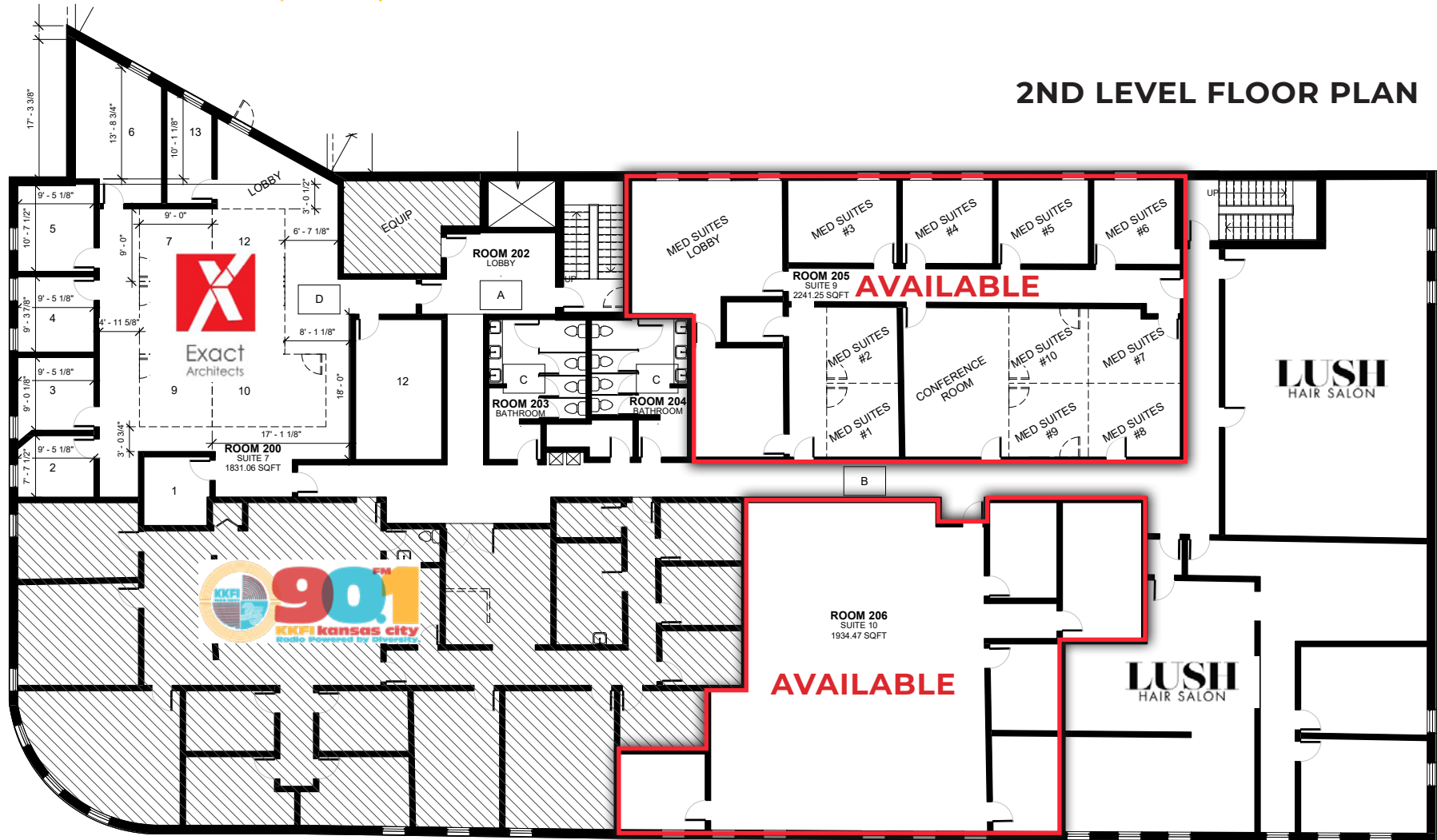
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2ND LEVEL FLOOR PLAN



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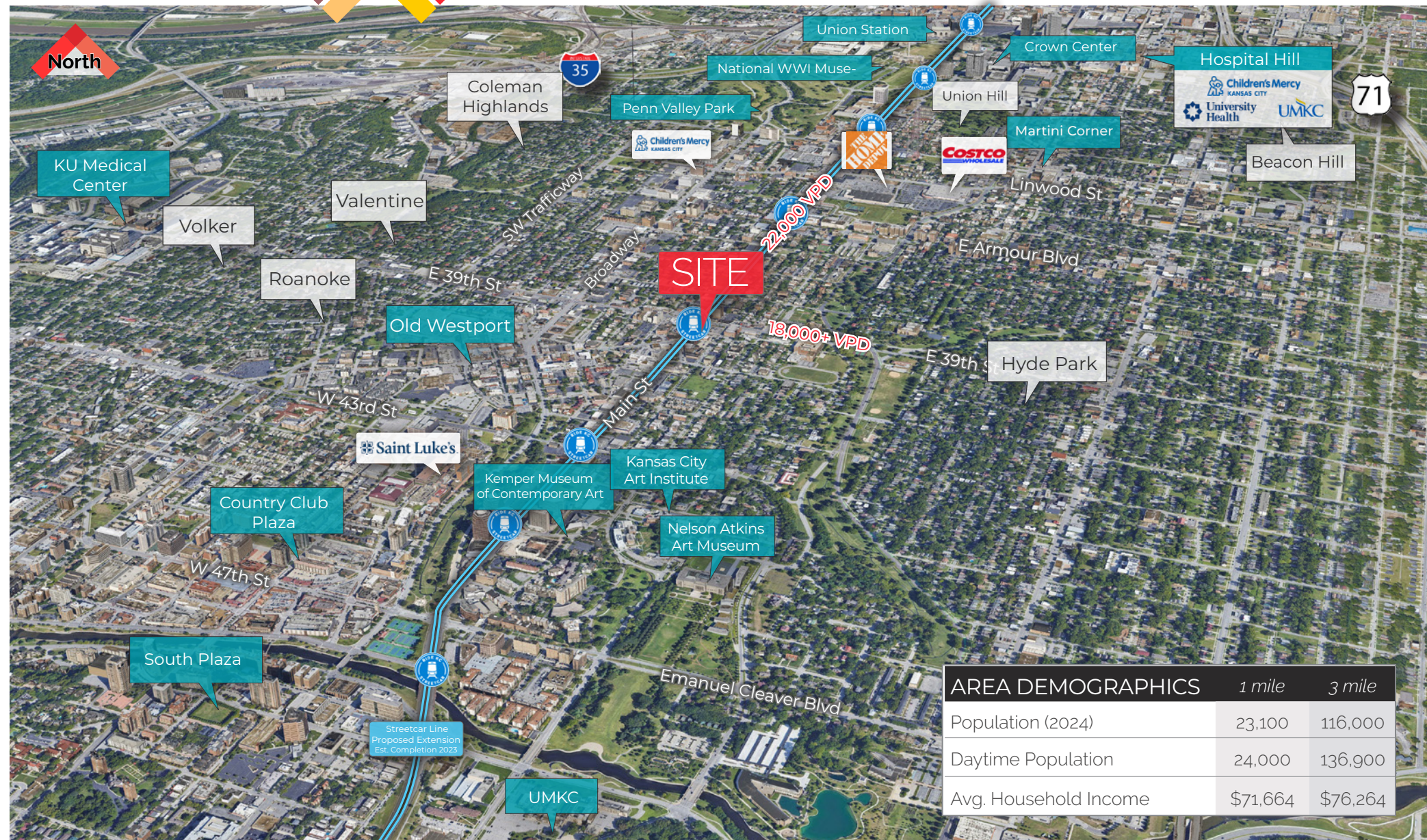


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