

FOR SALE



CREATIVE RETAIL / SHOWROOM – CROSSROADS DISTRICT

1916 Wyandotte Street | Kansas City, MO 64108

PROPERTY OVERVIEW

Positioned in the heart of the Crossroads, 1916 Wyandotte offers a unique all brick building full of character and flexibility, ideal for retail, showroom, or creative office use.

The property features multiple garage doors with access from both Wyandotte Street and the west alley, creating strong indoor outdoor potential in the heart of Kansas City's Crossroads District. Recent improvements include a new roof in 2019 and fresh tuckpointing.



± 5,663 SF
Ceiling Height: 20'
Beam Height 16'
Zoned: M1-5



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WALKABILITY

Kansas City's renewed focus on walkability and transit-oriented development (TOD) is revitalizing urban living, with projects like the Main Street streetcar extension making car-free lifestyles more viable. With key stops like the Crossroads and Kauffman Center within walking distance, this location is ideally positioned to benefit from this growing trend toward sustainable, connected communities.



The Greenline is a proposed new 10-mile loop that will circle downtown, inspired by the High Line in New York, and the Beltline in Atlanta. Designed to connect neighborhoods, add walkability and spur development. People can park and ride the streetcar or park and walk the Greenline.



After decades of expansion and development, the completion of the KC Streetcar extension in 2025 will enhance demand and attract residents seeking a lifestyle free from automotive dependence.



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. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

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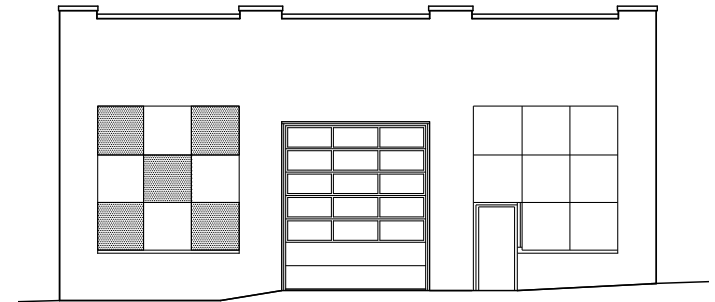
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SPACE HIGHLIGHTS

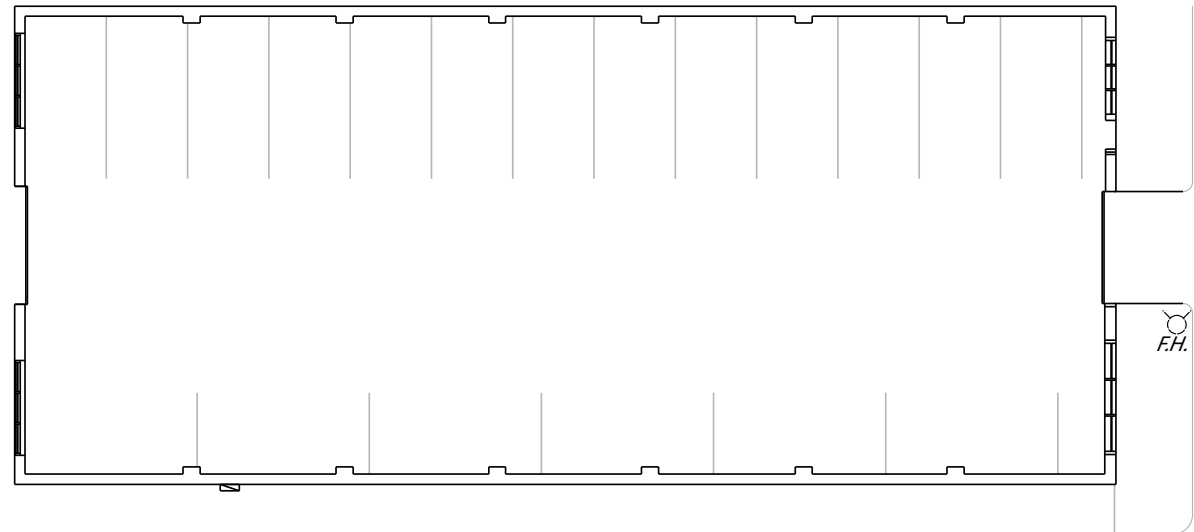
- Rare garage access in Crossroads
- Ideal for retail, showroom, or creative office.
- Surrounded by high foot traffic + streetcar expansion
- Strong future upside (Greenline + development)
- New roof in 2019
- Recently tuckpointed
- ~19 parking spaces
- Sale Price Reduced to \$1,275,000



EAST ELEVATION



FLOORPLAN



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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population (2024)	15,059	111,950	256,583
Total Households	8,728	52,590	111,018
Average HH Income	\$102,311	\$71,891	\$72,080

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