



## For Sale - Exceptional Location

- Well-maintained building nestled in the vibrant Crossroads District.
- First time available in over 45 years.
- 11,700 SF primarily on one level with a loft level for storage and/or executive offices.
- Excellent access to I-35, I-70, Hwy 71, streetcar, landmarks, parks, hospitals, and hotels.
- Ideal for office, retail, gallery, restaurant, event space, light industrial, or showroom and light manufacturing.

FOR MORE INFORMATION:

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

Square Feet Available:	11,700
Parcel Number:	29-520-24-05-00-0-00-000
Lot Size:	9,687 SF
Lot Acres:	0.222
Lot Dimensions:	100 x 100 x 75 x 38 x 72
Year Built:	1950
Construction:	Concrete & Frame
Floor Type:	Vinyl; Concrete
Roof:	Twin Barrel
Fire Sprinkler:	Yes
Electrical Service:	Twin 400 AMP
Type of Lease:	NNN-Direct
Lease Price:	\$15.00 PSF
Sale Price:	\$1,521,000 (\$130 PSF)
Property Taxes:	\$18,013.93 (2022)
Flood Plan:	No

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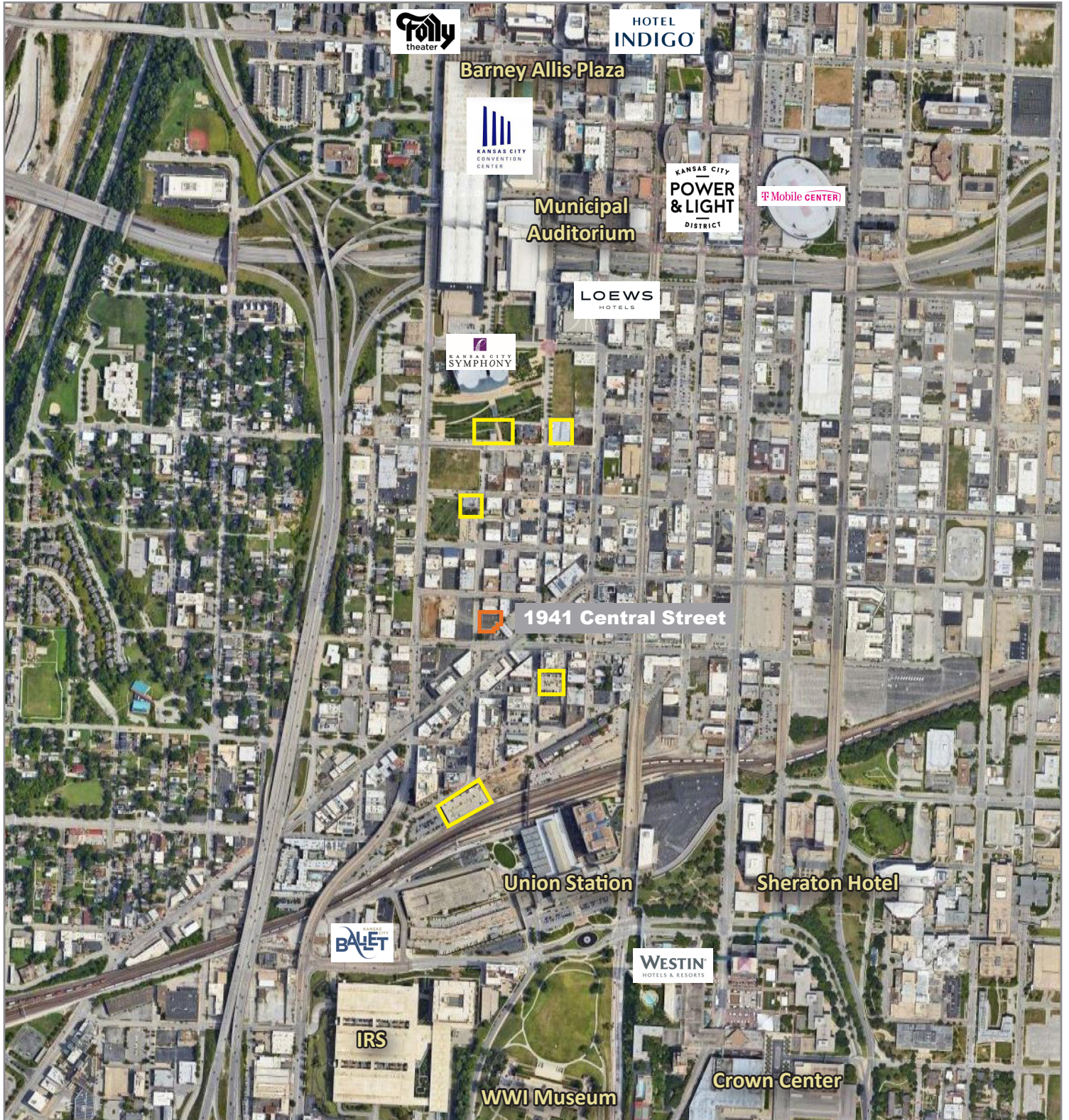
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# 1941 Central Street

Kansas City, Missouri 64108

# For Sale/Lease

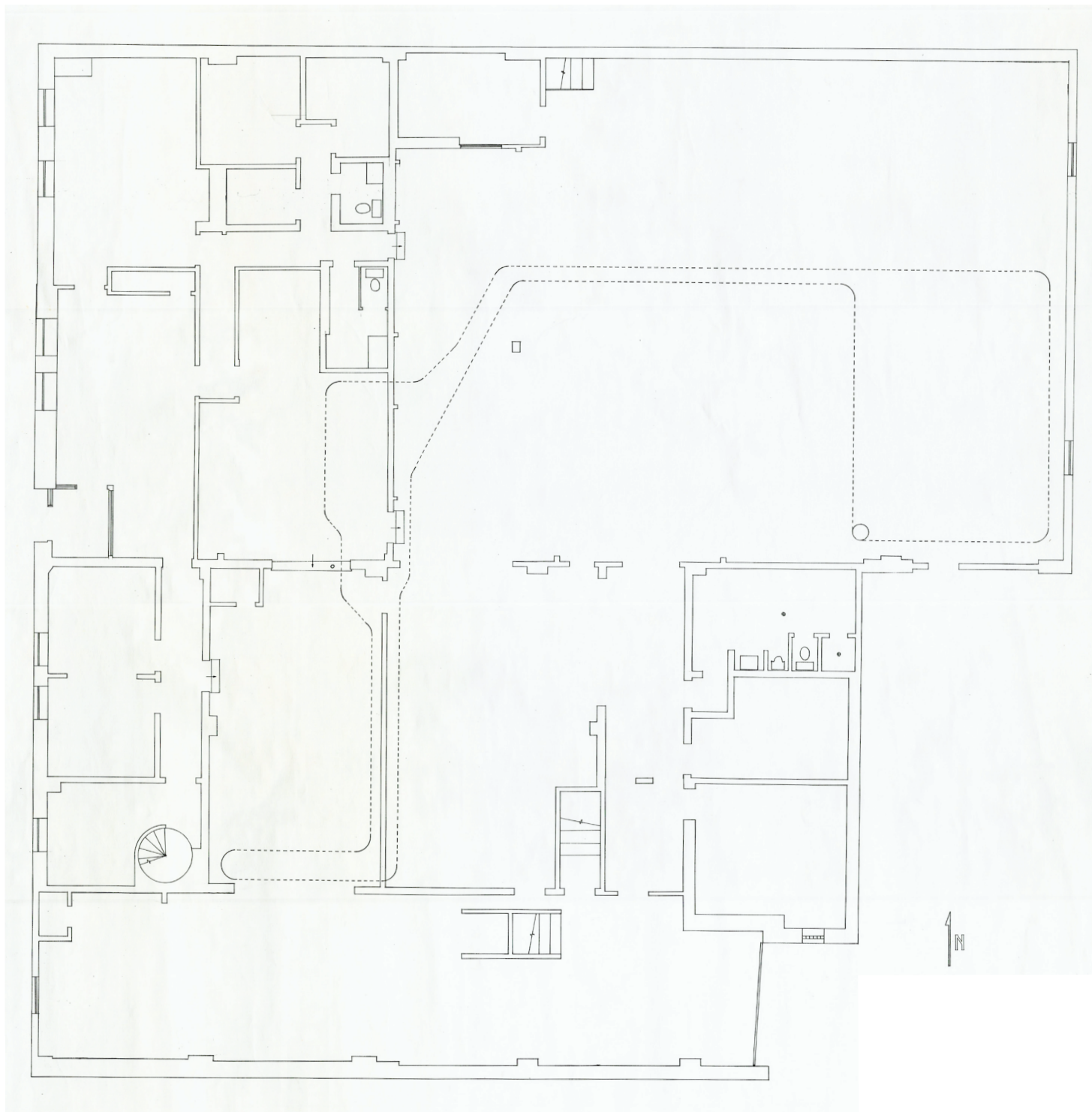


1941 Central St.

Parking Options



Building Floor Plan



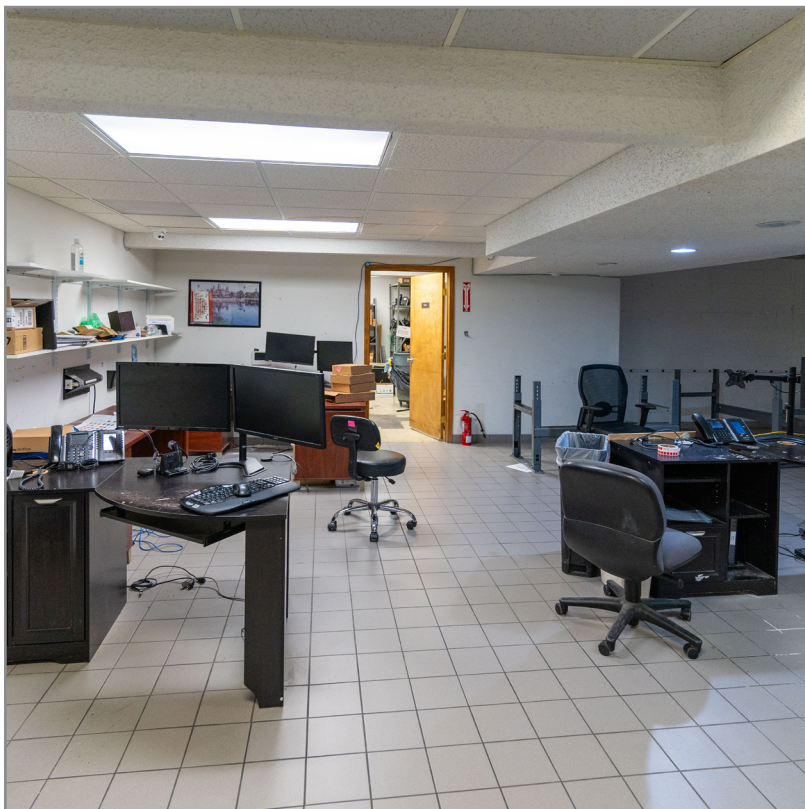
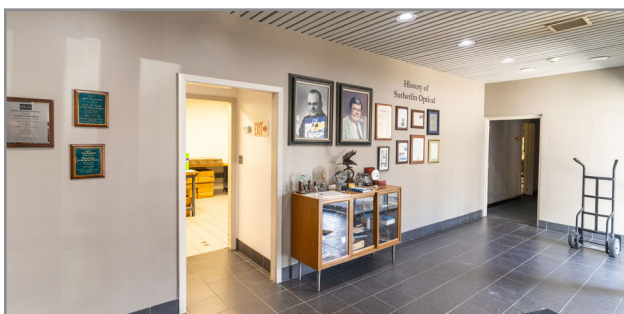


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Photos

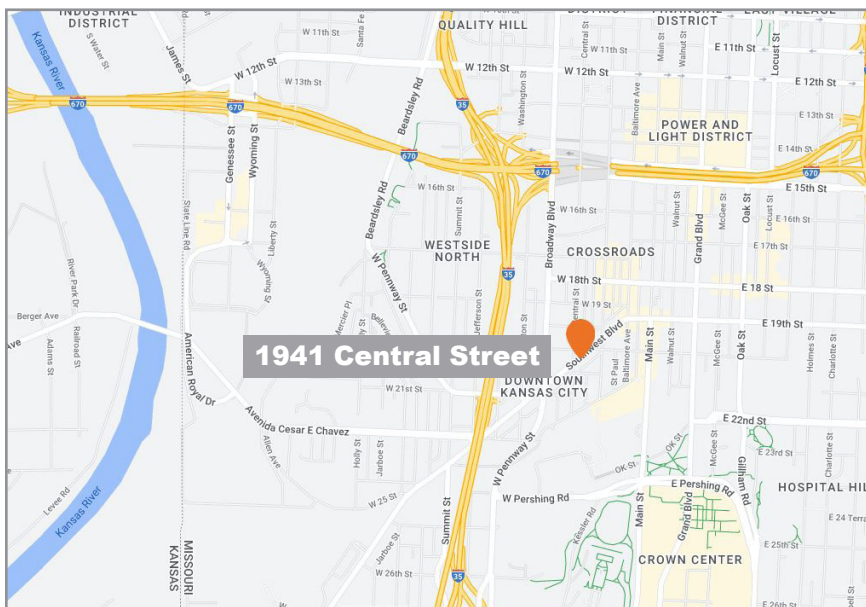




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