



Excellent Location

- $\pm 4,626$ SF on ± 0.19 Acres
- Multi-Tenant Retail, Walking Distance From The Country Club Plaza
- Private Parking & Private Patio Area
- Excellent Owner/User or Investment Opportunity
- Call for Pricing

For more information:

Michael R. Block, CPM
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Christian Wead
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Building Specifications

Building Size:	+/- 4,626 SF
Lot Size:	+/- 0.19 AC
Leases:	Mo-to-Mo tenants in units 4502 (Fine Folk LLC) and 4504 (Afterwood), Balance of Building is Owner-Occupied
Tenancy:	Multi
Zoning:	KC3
Roof:	New TPO in 2012, still under warranty
Parking:	6 striped spaces in private lot with additional street parking available
Year Built:	1910
Taxes (2024):	\$3.03/SF
Renovations:	Recent renovations include new windows, stucco, curbs/sidewalk touch ups, parking lot sealing, paint, and more!
Legal Description:	VOGEL HEIGHTS NO 4 & 0965, S35, T11, R35, ACRES 0.19, L33 AND L34 LESS FOLL: BEG SE COR L34; W TO SW COR L34, N 0.55FT, ELY TO POB

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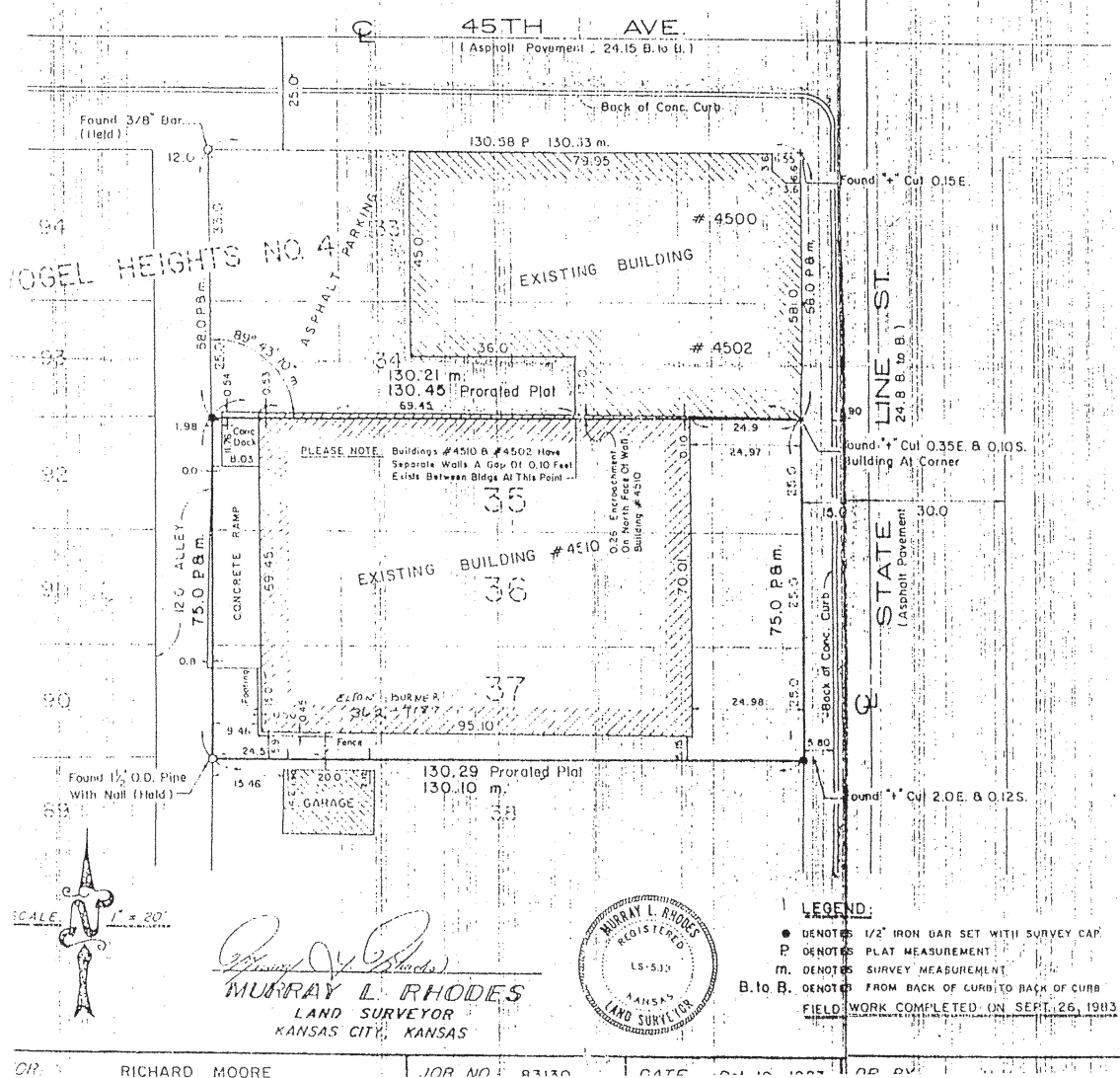
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Certificate of Survey

CERTIFICATE of SURVEY

This is to Certify that we have on this 10th day of October, 1983, made a survey of the premises herein described and that the results of said survey are represented on this plat.

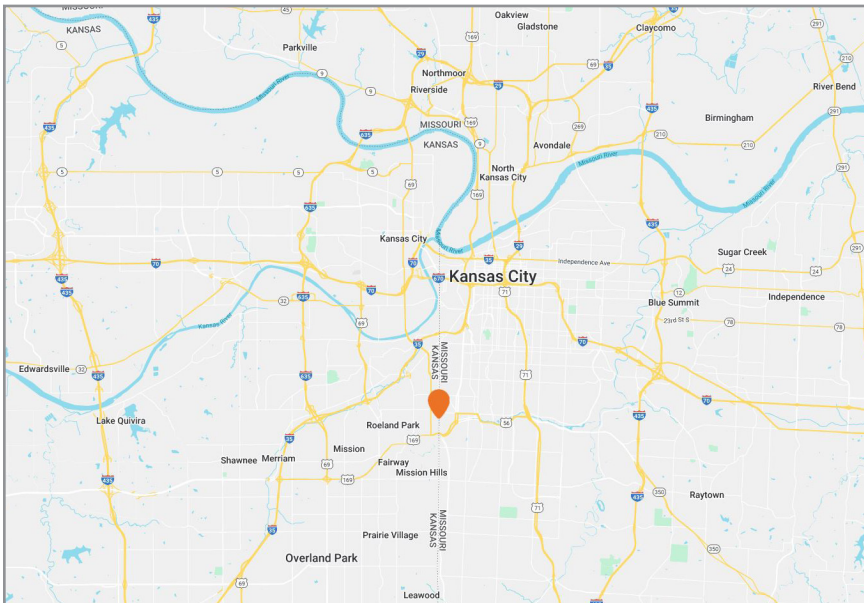
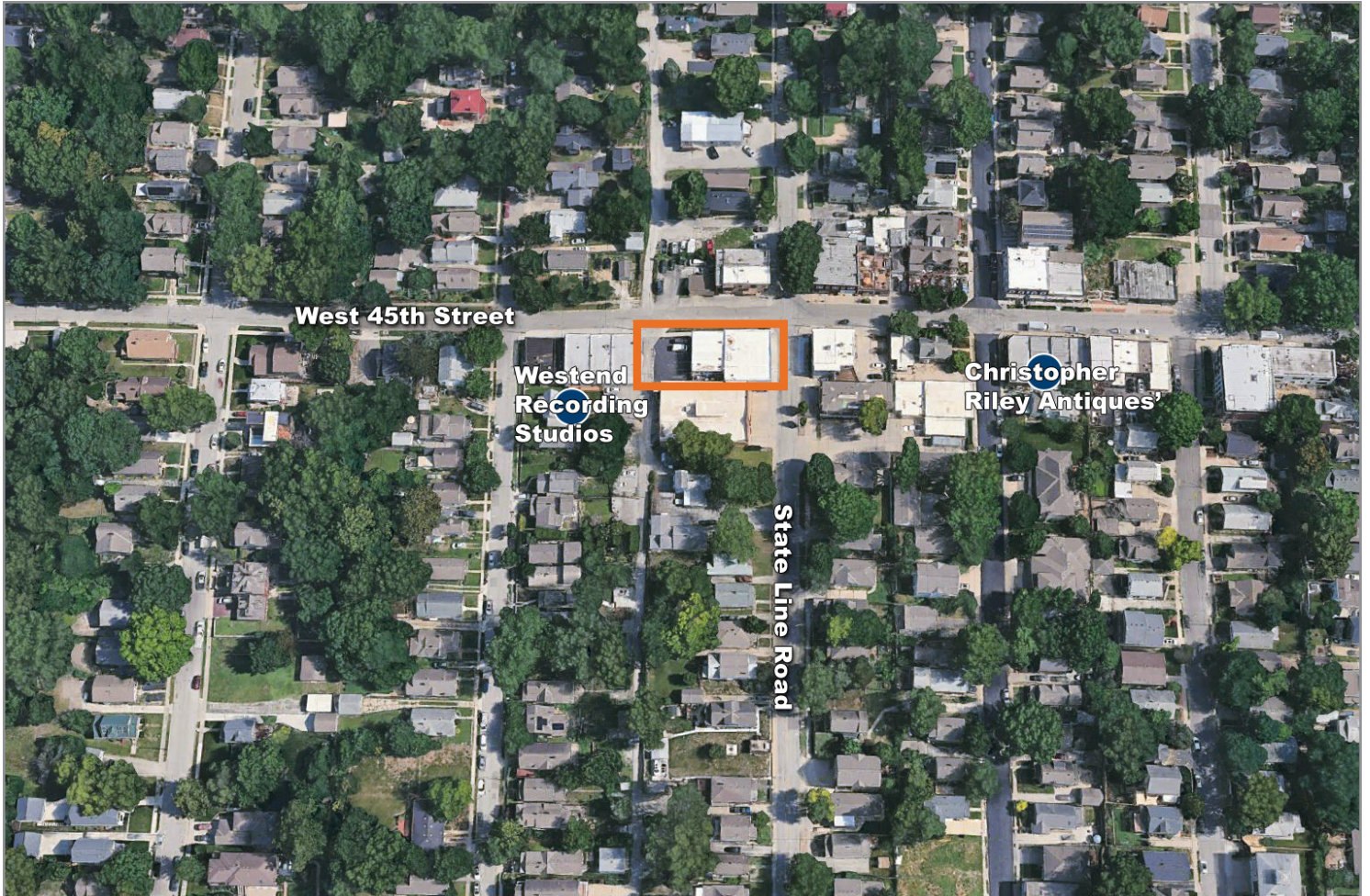
DESCRIPTION : Lots 15, 16 and 17, "VORDEL HEIGHTS NO. 4", a subdivision of land in Kansas City, Wyandotte County, Kansas, subject to all covenants and conditions of record.



4500-4504 State Line Rd & 1903-1905 W 45th Ave

Kansas City, Kansas, 66103

For Sale



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