



## Excellent Location!

- Immediately adjacent to Troost revival corridor
- 7,435 SF with 6,435 SF clear span
- 27 dedicated parking spaces, plus off-street parking
- Garage Door loading directly into the former scenic studio for Paul Messner Puppets
- Large Signage Opportunity on Linwood Blvd.
- NEW: Electrical, Plumbing, and full roof solar panels resulting in minimal electricity costs.
- Bonus – Cozy fenced backyard with pear trees

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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.

## For more information:

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Aaron M. Mesmer, CCIM  
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## Building Specifications

Square Feet Available: 6,435 SF

Total Building Square Feet: 7,435 SF

Year Built: 1932

Ceiling Height: 12'

Loading: Garage/Dock Available

Column Spacing: 6,435 Clear Span

Floor Type: Linoleum, Carpet, Wood

Sprinkler: Yes

Electric Service: 400 amp

Sale Price: \$155 PSF

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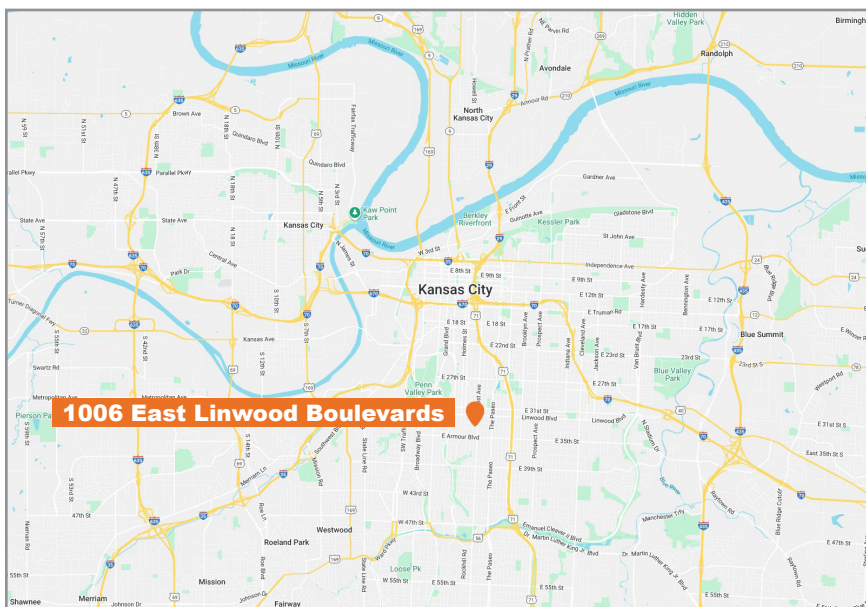
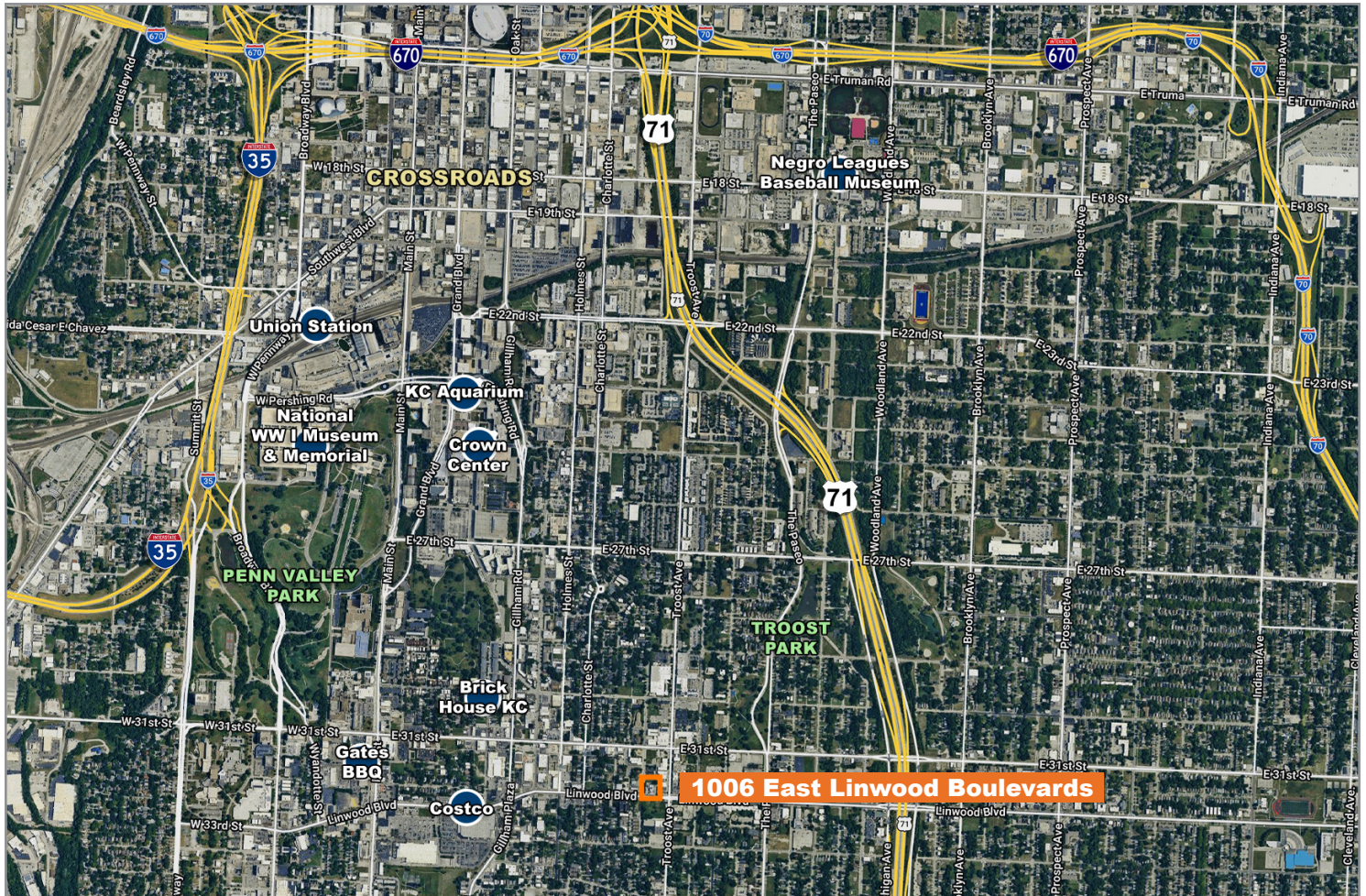
## Property Photos



# 1006 East Linwood Boulevard

Kansas City, MO 64109

# For Sale



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