

**IDEAL FOR CAFÉ, COFFEE SHOP,
FOOD TRUCK KITCHEN, OR TAKE-OUT RESTAURANT**

4200 E 35th Street, Kansas City, Missouri 64128



**FORMER RESTAURANT
TURNKEY OPPORTUNITY**



- 1,610±SF retail freestanding building
- Built 1926
- Fully equipped, includes fixtures, furnishings & equipment
- Very clean & well maintained with newer roof, mechanical, electrical & plumbing (2012)
- 14-car off street parking on 0.13± acre corner site
- Great for walk-in traffic
- 3-blocks from VA hospital with over 2,000 employees
- B-1 Zoning

**PRICE SIGNIFICANTLY
REDUCED TO \$115,000!**

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