

## MIXED USE BUILDING FOR SALE

809 E 31<sup>st</sup> Street, Kansas City, Missouri 64109



### MIXED-USE REDEVELOPMENT OPPORTUNITY



- 3,600± sf, 2-story building including garage with 4 parking spaces; small outdoor green space and rooftop deck space available
- Built in 1915
- North Hyde Park neighborhood near Martini Corner
- Independent artists & other creative type businesses have already migrated to the area; which is spurring redevelopment
- 31<sup>st</sup> St is one of the preferred potential routes for Phase 2 of the KC Streetcar
- It's central location & ease of highway access & proximity to MAX BRT bus line offers many amenities within minutes including Hospital Hill, Downtown, 18<sup>th</sup> & Vine District & the Country Club Plaza
- B-3 zoning

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The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change.