

**Turn Key Dental Building For Sale**



Johnson Drive & Lamar

- Freestanding Dental Practice Building
- 2,712 SF (includes both finished levels)
- 10 car parking with additional land in rear for outside recreation or additional parking

For more information:

Michael R. Block, CPM  
816.932.5549  
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Keiten J. Nuspl  
816.932.5531  
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## Building Specifications

Building Size:	2,712 SF (includes both finished levels)
Land:	13,068 SF, 0.30 Acres (room for building and parking expansion)
Zoning:	C2A
Parcel #:	KF251208-2034
Neighboring Users:	Pizza Hut, Starbucks, McDonald's, CVS, Salvation Army etc.
3 Mile Population:	91,232
3 Mile Median HH Income:	~\$64,000
Building Style:	Residential Structure With Commercial Zoning (Delete Row)
Year Built:	1950

### For more information:

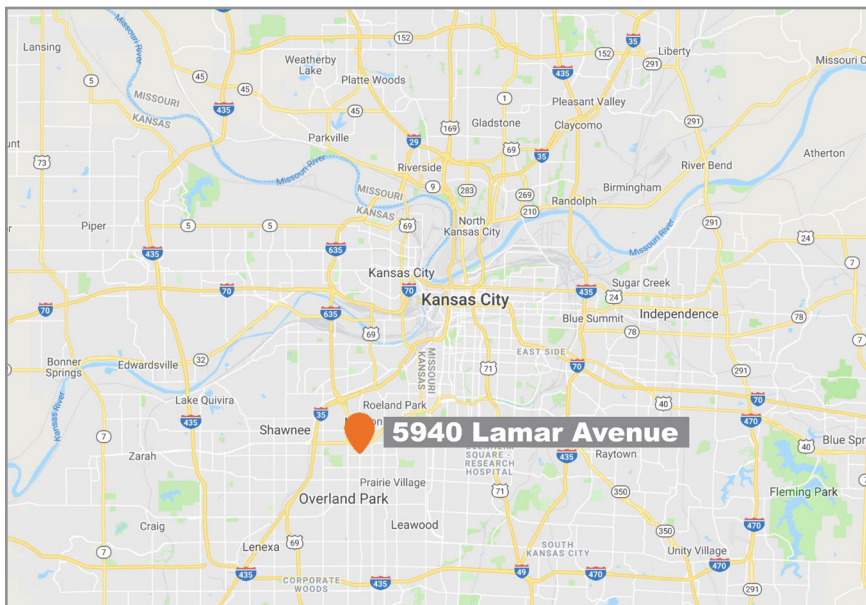
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# 5940 Lamar Avenue

Mission, Kansas 66202

# For Sale



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816.756.1400 | www.BLOCKLLC.com

**BLOCK**  
REAL ESTATE SERVICES, LLC

Parcel ID: 046-063-08-0-30-01-022.00-0

Quick Ref: R75811

Tax Year: 2019

Run Date: 8/28/2019 4:44:40 PM

### PROPERTY SITUS ADDRESS

005940 LAMAR AVE, MISSION, KS

### LAND BASED CLASSIFICATION SYSTEM

**Function:** 2102 Retail store  
**Activity:** 2100 Shopping  
**Ownership:** 1100 Private-fee simple  
**Site:** 6000 Developed site - with buildings

### GENERAL PROPERTY INFORMATION

**Prop Class:** Commercial & Industrial - C  
**Living Units:** 0  
**Zoning:** MS2  
**Neighborhood:** 411.R  
**Econ. Adj. Factor** 100.00  
**Map/Routing:** F08  
**Tax Unit Group:** 0649UW

### LEGAL DESCRIPTION

8-12-25 BEG 536.75' S NE COR SW 1/4 W 207' NELY  
 86.15' E 175' S 80' TO BEG EX W 5' OF E 30' .34  
 ACRE M/L SUBJ TO RD ON E  
 MIC-0255D



046-063-08-0-30-01-022.00-0 01/16/2016

### PROPERTY FACTORS

**Topography:** 2 - Above Street  
**Utilities:** 1 - All Public  
**Access:** 1 - Paved Road  
**Fronting:** 3 - Secondary Street  
**Location:** 3 - Business Cluster  
**Parking Type:** 1 - Off Street  
**Parking Quantity:** 2 - Adequate  
**Parking Proximity:** 3 - On Site

### INSPECTION HISTORY

Date	Process	Reason	Code
3/25/2015	GM - Georeference Maintenance		
4/1/2013	GM - Georeference Maintenance		
9/20/2010	J - Inspected and Measured 17% - Digital Review		
9/27/2005	7 - Grade & Depreciation Review - Drive By or Photo Review		

### SALES INFORMATION

Date	Type	Validity	Amount Inst	COV
3/27/2009	Land & Building	Valid Sale	210,000	323797
1/21/2009			0	
10/1/2004	Land & Building	Changed After Sale	195,000	256601

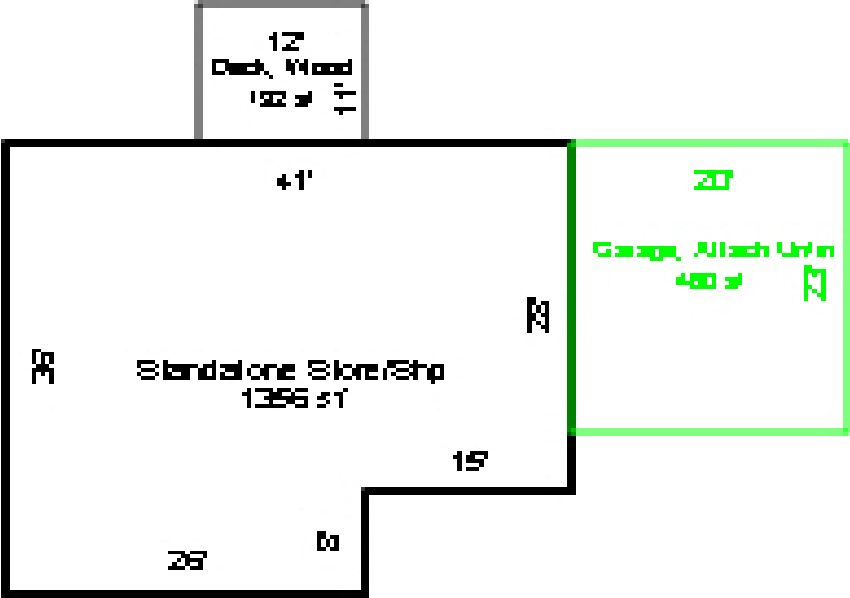
### BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	%
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# For Sale



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## Parcel Map





Johnson County Treasurer
111 S. Cherry St., Suite 1500
Olathe, KS 66061
913-715-2600
www.jocogov.org

LAMAR PROFESSIONAL BUILDING, LLC,
5940 LAMAR AVE
MISSION KS 66202

Table with columns: Date, Quick Ref ID, TUG, RE Tax ID, Property Description. Includes details for 8/28/2019, TUG 0649UW, and property description.

Owner: LAMAR PROFESSIONAL BUILDING, LLC,

Table with columns: Tax Year, Mill Levy Tax, Specials, Amount Due, Payments, Interest Due, Property Fees, Total Due. Includes a Grand Total Due of \$3,750.79.

- Pay online using Visa, Discover, MasterCard or by eCheck at www.jocogov.org. A convenience fee is charged for this service.
Make checks payable to the Johnson County Treasurer. Please write the Quick Ref ID on the check.
Payments received in our office can be made with cash, check, or money order. Do not send cash in the mail.
Please be sure this tax statement covers your property. Johnson County is not responsible if taxes are paid on the wrong property.
Please forward this bill to your mortgage company if they are responsible for the payment.
There will be a \$30.00 service charge for each returned check. Refunds will be issued within 45 days from the date of this notice.
Interest and penalties will continue to accrue and be applied daily until paid in full.
K.S.A. 79-2401a requires that the most recent delinquent tax year plus interest be paid first.
K.S.A. 79-2303 requires the County Treasurer to publish all delinquent taxpayer names. To avoid publication and the \$15.00 publication fee, taxes must be paid in full by July 31st.

-----detach and return bottom portion with payment-----

Pay online at: www.jocogov.org

Quick Ref ID: R75811
RE Tax ID: KF251208-2034

AMOUNT DUE ON OR BEFORE 8/28/2019

Table with columns: Half Payment (\$0.00), Full Payment (\$3,750.79), Amount Enclosed