

# 2519 MADISON AVE

KANSAS CITY, MO 64108



## REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



## HIGHLIGHTS

- 5,000-31,600+/- SF Available
- 1st Floor - 14,000 RSF
- Renovated in 2016
- Masonry Brick Building
- Zoned M1-5
- 70+/- Parking Spaces
- Near Crossroads & Boulevard Brewing
- Great I-35 Access

**FOR SALE** \$3,250,000

**FOR LEASE** 1st Floor \$20.00/SF  
2nd Floor & Basement Negotiable

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 POPULATION	7,675	110,204	261,285
2019 MED HOUSEHOLD INCOME	\$62,790	\$40,621	\$39,890

### Connor Sweeney

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### Matt Watkins

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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# PHOTOS

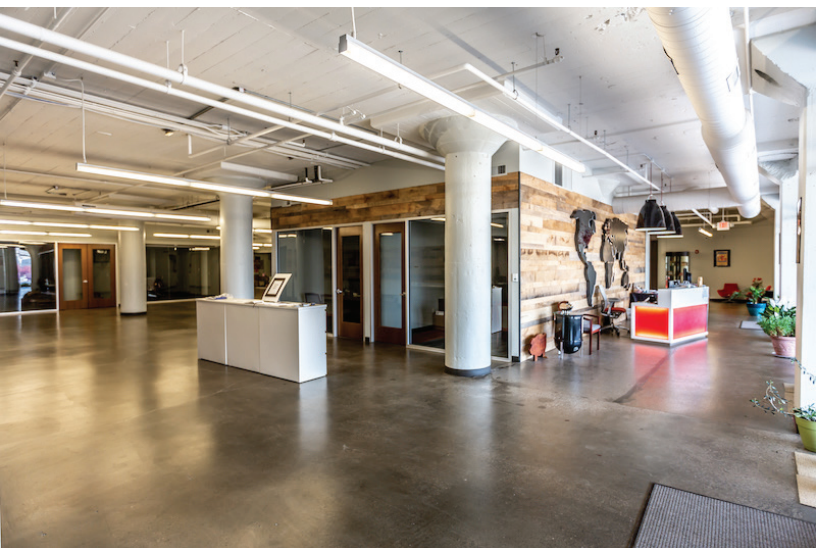
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# AERIALS

117 CEDAR ST, BONNER SPRINGS, KS 66012



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