

868 S BRUNSWICK

MARSHALL, MO 65340



HIGHLIGHTS

- » 50,000 SF Multi-Purpose Facility
- » Sits on 4 Acres Campus-Like Setting
- » Constructed in 1922; Additions in 1955
- » Located 80 Miles East of Kansas City
- » Many Possibilities Including: Senior Housing, Special Events, Religious Facility, School, Recreation, Multi-Family, etc.
- » Building Includes Full Kitchen, 2 Elevators, Large Paved Parking Lot & High Efficiency HVAC Units
- » *Due to the building not being occupied in recent years, the property does need repairs

FOR AUCTION: APRIL 23-25



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 POPULATION	7,736	13,856	14,683
2018 MED HOUSEHOLD INCOME	\$38,360	\$38,963	\$39,548

CONTACTS

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HISTORY

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This property is a 50,000 square foot brick building on four acres at 868 South Brunswick Avenue in the middle of a beautiful neighborhood in Marshall, Missouri (about 80 miles east of downtown Kansas City). The front portion of the building is two stories tall built in 1923, with impressive columns as part of a portico at the front entryway. The back portion of the building is a well-built five-story 1955 addition. Originally used as a hospital, most recently different segments of the building have been used as a museum, an art gallery, and a children's daycare. In addition to large grassy areas with mature trees, the four-acre site also includes two fairly large paved parking areas.

Architects have indicated the building could be converted to accommodate about 44 apartment units consisting of 40 one-bedroom units, and 4 two-bedroom units. Each apartment could enjoy modern energy efficient amenities that include individual central HVAC, individual water heater, refrigerator, range, dishwasher, disposal, and kitchen exhaust fan, plus central laundry facilities on each floor. The building could also will have a number of common areas for meetings and recreation.

*Due to the building not being occupied in recent years, the property does need repairs.

Construction of the original two-story west building of Fitzgibbon Hospital started in 1922 and was completed in 1923 (shown below in a circa 1930's photo). Small-scale interior alterations were made over the course of the next two decades to increase patient capacity. By the early 1950s, hospital demand necessitated the construction of a large addition. A rectangular five-story building



with patient rooms, treatment and operating rooms, a cafeteria and kitchen was constructed in 1955 (shown in the photo at the bottom of the page). When the new addition opened, the 1923 building underwent remodeling. Some interior finishes were updated, including the floor coverings and window and door casings. A narrow passageway was built at the center of the east (back) elevation to connect the original hospital to the new wing. The total cost of the hospital expansion was \$828,000; only one-tenth of that was spent on remodeling the original building.

After 1955, technological and procedural advances required small alterations to the hospital to maintain an optimal quality of medical care; however, those modifications were made within the original configuration of corridors and patient rooms. Interior finishes were updated and refreshed over time. The original emergency room in the basement at the south end of the 1923 building was converted to an apartment in the 1990s, altering the finishes and configuration, but few major alterations were made. This building served the people of Marshall and Saline County as the area's primary non-sectarian hospital from 1923 until 1991. In 1991 the Fitzgibbon Memorial Hospital Board built a new, larger Fitzgib-



bon Hospital on the outskirts of Marshall. The old hospital stood vacant until 1996 when various county departments and private companies utilized the building as office space.

The Classical Revival design developed for the 1923 building (above) communicates the staid, reliable, and authoritative role of the hospital. A five-story addition was added to the rear of the building in 1955 having a strong rectilinear form coupled with wide metal windows, communicating distinct elements of Modern architecture, yet highly complementary to the design of the original building. This expansion enabled the hospital to continue serving its intended purpose for another 40 years.

The Fitzgibbon Memorial Hospital is an excellent example of an early- to mid-twentieth century hospital building. It retains all of the historic interior features that identify it as a healthcare facility, including its prominent placement on an expansive lot, wide double-loaded corridors, individual patient rooms, nursing stations, and sun porches lined with tall multi-light windows.

FLOOR PLANS

868 S BRUNSWICK, MARSHALL, MO 65340



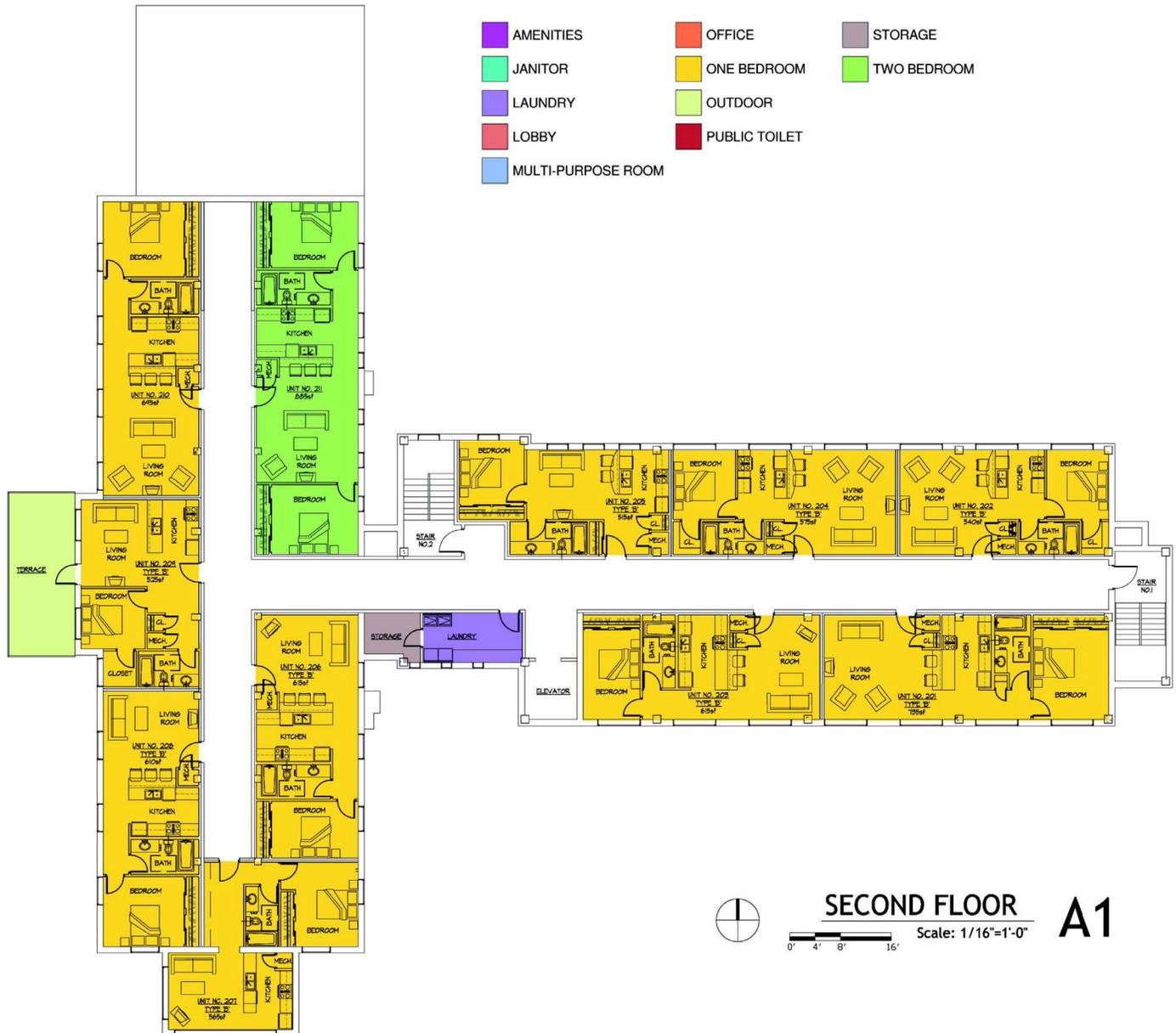
FLOOR PLANS

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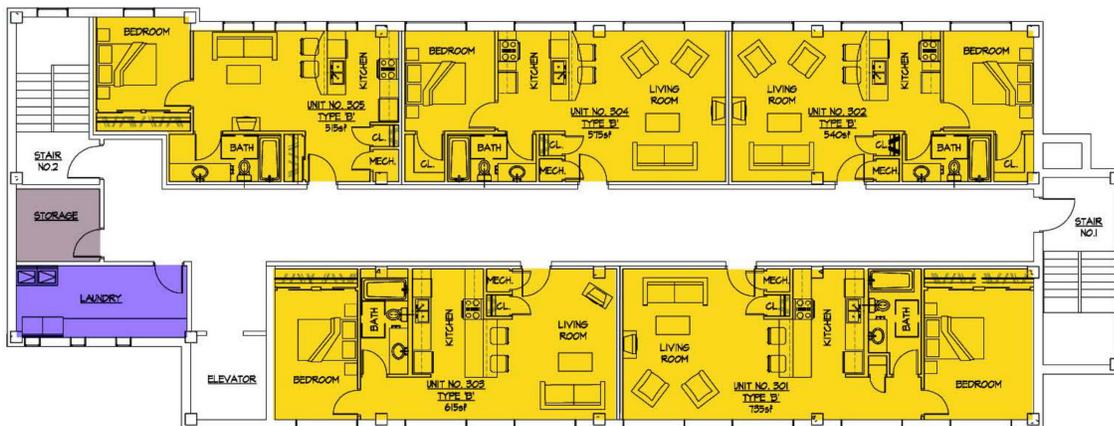
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FLOOR PLANS

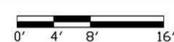
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	AMENITIES		OFFICE		STORAGE
	JANITOR		ONE BEDROOM		TWO BEDROOM
	LAUNDRY		OUTDOOR		PUBLIC TOILET
	LOBBY		MULTI-PURPOSE ROOM		



THIRD AND FOURTH FLOORS

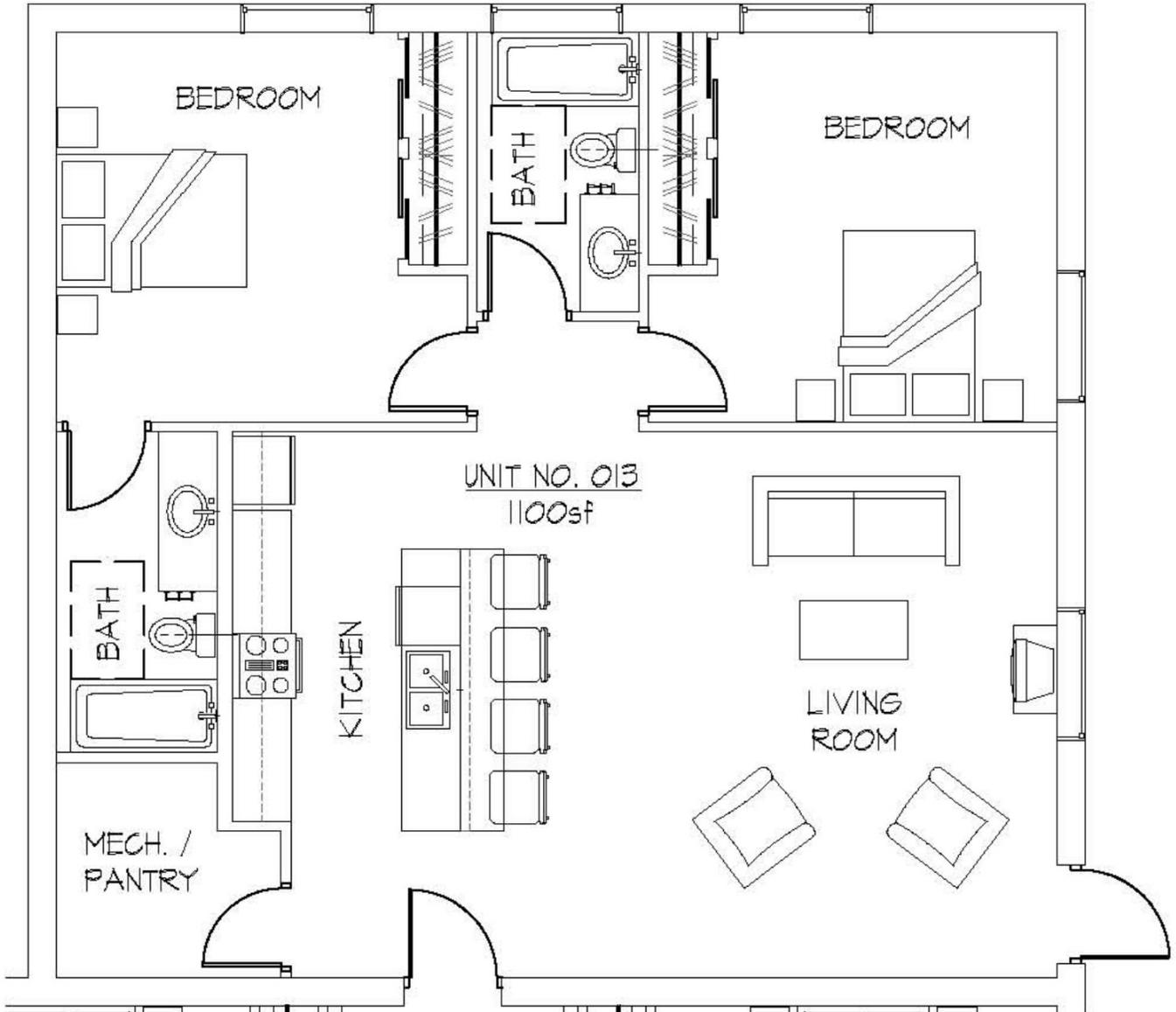
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Scale: 1/16"=1'-0"

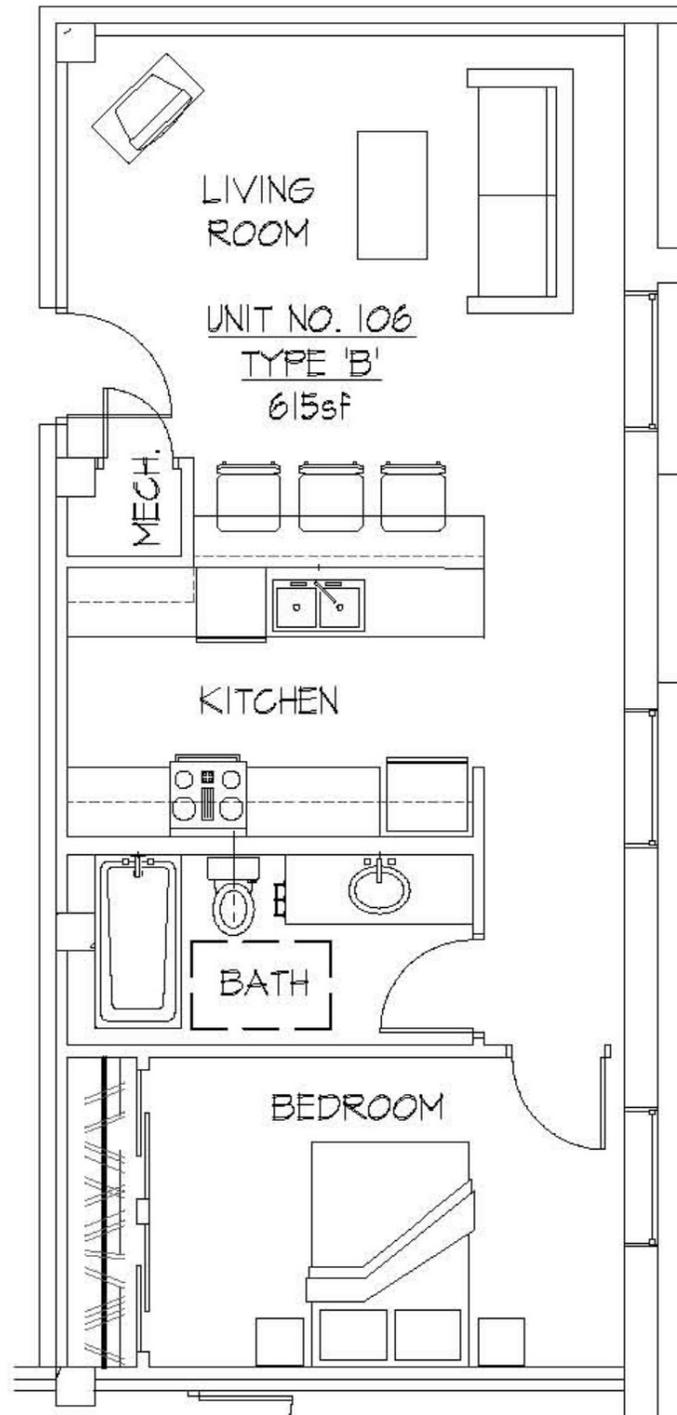
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Building Utilization with Apartments

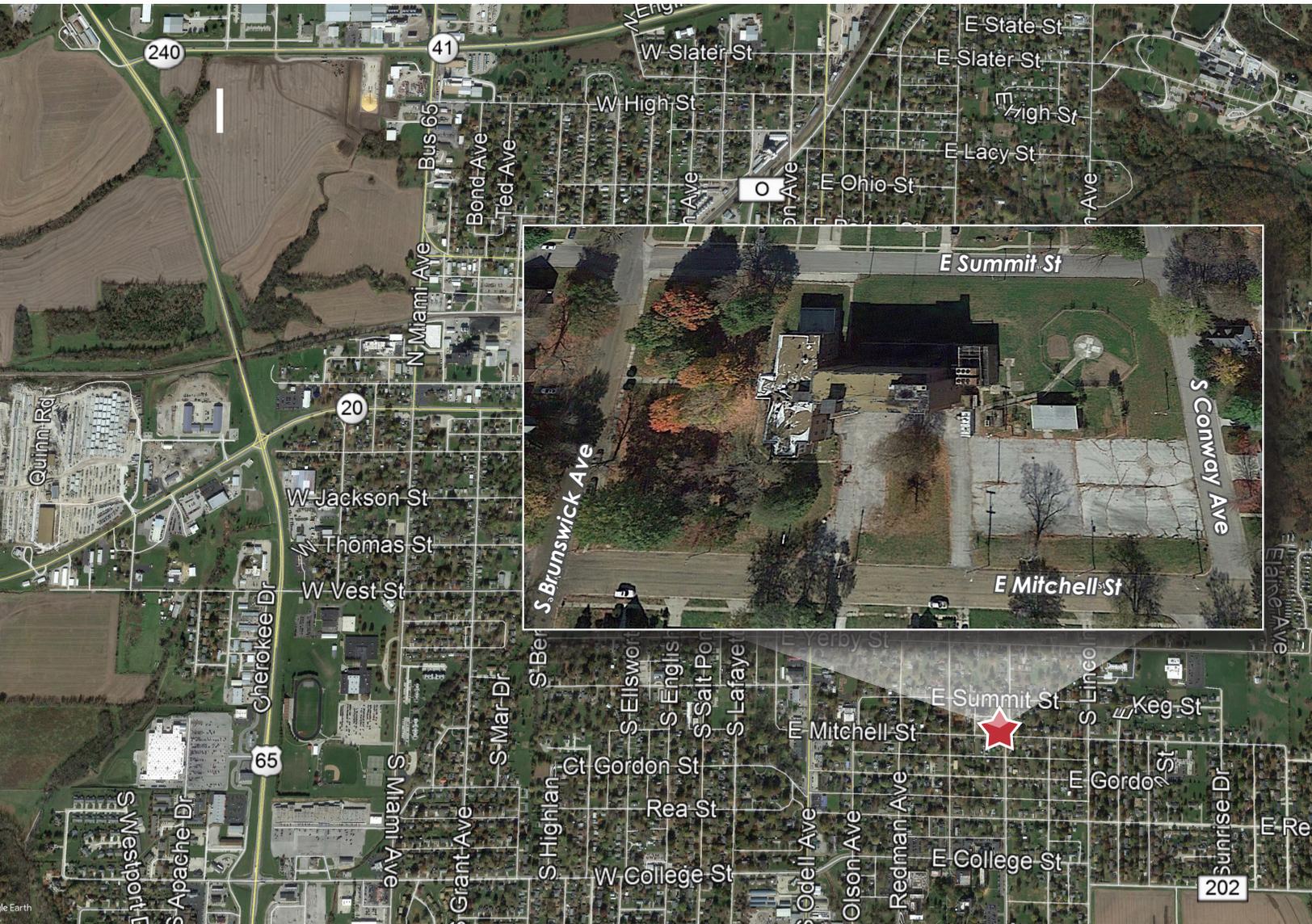
868 S. Brunswick

Proposed				Avg.	
Function	Occupancy	Quantity		GSF	Total GSF
Units					
A	Residential Spaces				
Apt 1-Single BRs (LR / Kit / Bath): 500-600	1	16		550	8,800
Apt 1-Single BRs (LR / Kit / Bath): 600-700	1	13		650	8,450
Apt 1-Single BRs (LR / Kit / Bath): 700-800	1	9		750	6,750
Apt 1-Single BRs (LR / Kit / Bath): 800-900	1	1		850	850
Apt 1-Single BRs (LR / Kit / Bath): 900-1,000	1	1		950	950
Apt 2-Two BRs (LR / Kit / 1 Bath): 850-900	2	3		875	2,625
Apt 2-Two BRs (LR / Kit / 1 Bath): 1100	2	1		1,100	1,100
		44		subtotal:	29,525
D	Common Spaces (Building)				
Lobby		1		455	455
Terrace		1		985	985
Storage		5		90	450
Exercise Facility		1		285	285
Public Toilets		2		70	140
Laundry	5			180	900
Library	1			170	170
Mail Boxes & Parcels	1			75	75
Multi-Purpose Room	1			1,350	1,350
				subtotal:	4,810
E	Support Spaces (Building)				
Mechanical		1		1,875	1,875
Storage -Building					
Housekeeping					
unfinished space-shell					
Circulation: Vertical (Stairs/Elevs)					
Stair No. 1	5			165	825
Stair No. 2	5			145	725
Stair No. 3	3			240	720
Elevator	5			75	375
Circulation: Horizontal (Corridors)					
Ground	1			2,420	2,420
First	1			2,055	2,055
Second	1			2,055	2,055
Third	1			900	900
Fourth	1			900	900
Porches					
				subtotal:	12,850
Building Total NSF:					47,185

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.

AERIAL

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