

5100 ARARAT DRIVE

Kansas City, MO

STRATEGIC LOCATION IN QUALIFIED OPPORTUNITY
ZONE SERVING THE ENTIRE METRO AREA



HOME

HIGHLIGHTS

FEATURES

PHOTOS

LOCATION AERIAL/OPPORTUNITY ZONE

LABOR MARKET

For more information, please contact:

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Property Highlights

- Two story, 49,532 SF event center with atrium-lobby entrance and 8,050 SF garage totaling approximately 57,583 SF
- Built in 1974 and 1978, very well maintained, reflecting pride of ownership, fully sprinklered
- Very flexible configuration for numerous, simultaneous events
- Situated on 10.8 acre fenced lot, 358 parking spaces, 6.2 ratio
- Zoned B3.2, Community Commercial, R1.5
- Currently operating as event, conference and training center
- Fully equipped commercial kitchen and restaurant
- Has substantial book of ongoing and future business
- Flexible possession and occupancy
- Personal property and fixtures such as tables, chairs, linens, glassware and audio visual available (not included in price)
- Sale Price: \$2,200,000 or \$38.25 per square foot, which is substantially below replacement cost of new construction



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Building Features

- 13,000 SF auditorium on first floor with stage, seating approximately 1,100 or 650 to 700 for sit down events
- Fully equipped full service commercial kitchen
- Second floor ballroom which seats 250 persons
- Six meeting rooms, ten executive offices, multi-tenant rooms
- Twelve restrooms - six per floor
- Outdoor event patio and garden
- New roof in 2009 and 2017
- Approved for liquor license, bingo
- Security station with monitored security for entire premises



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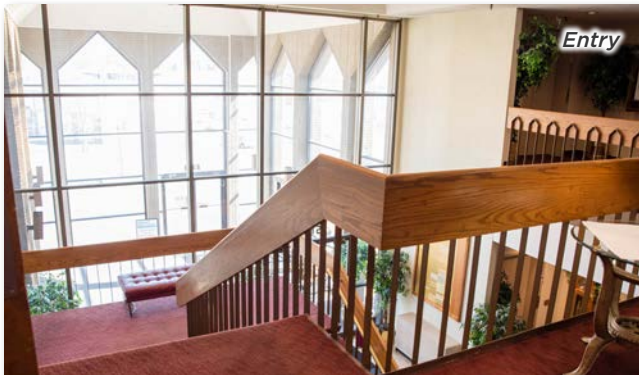
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Photos



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- Strategic location serving the entire metro area
- Excellent Interstate access at the Eastwood Trafficway and 435 Interchange with over 81,155 cars daily
- Adjacent to new Kansas City Missouri Fire Department Medical Bureau

Opportunity Zone Benefits

- Reinvest capital gains into purchase - long term investment
- Property used in trade or business
- Capital gains deferred - reduced to zero over 10 year period
- Ideal for owner occupant use for real estate or business



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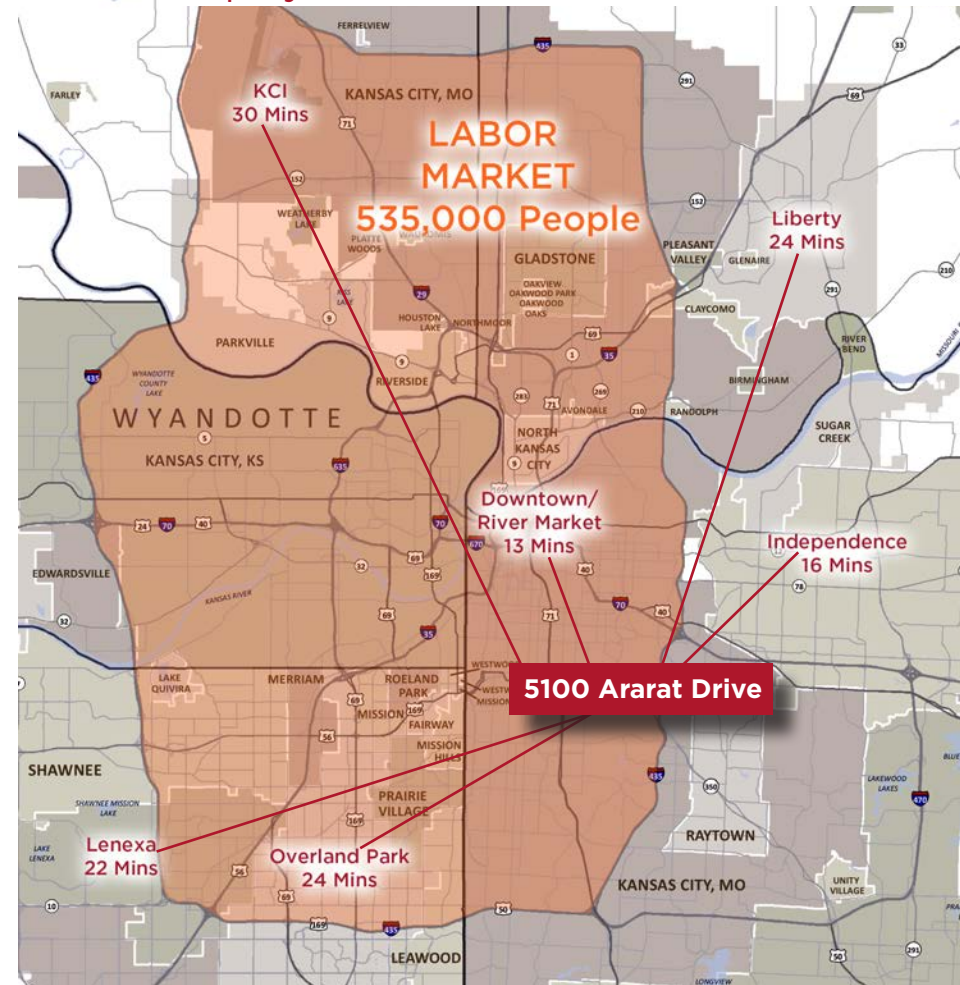
LOCATION AERIAL/OPPORTUNITY ZONE

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- 5100 Ararat Drive is an investment which provides long lasting value to users and occupiers
- Easy access to all Metro highways and ideal location to serve the Kansas City Metro area
- Less than 24 minutes from all communities along the I-435 loop
- Easy commute for the 535,000 person labor market within the I-435 loop
- A little over ten minutes from the River Market, Downtown and the iconic Crossroads District
- The Interstate access off 435 at Eastwood Trafficway provides a short employee drive to all parts of the Metro area



Employee Drive Times to 5100 Ararat Drive



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