## **FOR SALE**

## LINWOOD PLAZA

3415 – 3429 Main Street Kansas City, MO 64111

100% Leased Retail Strip Center



\$2,450,000 Sales Price – Owner Financing Available

For more information, questions, or to schedule a tour of the property, please call Josh Haith



Josh Haith

Office: (913) 888-3456 x 7

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Website: www.HAITH.COM

## **Basic Property Information**

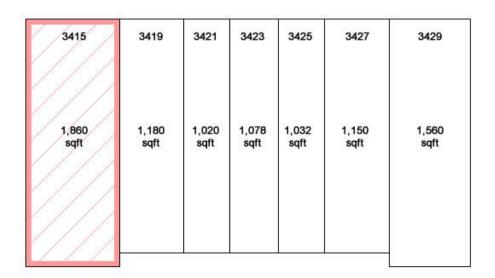
Linwood Plaza is 100% leased and consistently is 100% leased. There are constant calls with potential tenants inquiring about leasing. The center is split into 7 suites for a combined 8,880 SF. Each tenant is responsible for their proportionate share of the property NNN expenses.

- Long Standing Tenants
- Easy Access w/ Great Visibility
- Roof Age Estimated at 10 Years
- 32 Parking Stalls + Street Parking
- Located in the Heart of Kansas City
- Stable Income

## The seller prefers to owner finance based on the following terms:

20/25 year loan, no balloon, interest rate 1% over prime with annual adjustment, 20/25% down payment at closing, 10% prepayment penalty. All terms to be negotiated.

For financial information, contact the listing agent, Josh Haith



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