

FOR SALE

2 E 39th Street & 26 E 39th Street Kansas City, MO

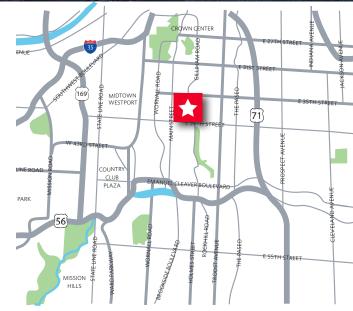




Landmark, Mixed-Use Opportunity **Two Building Property with Parking**

Property Highlights

- 21,700 total SF
- Located next to future streetcar stop at 39th & Main Street
- Vibrant, growing neighborhood
- Two-building property with parking
- Tremendous opportunity for developer or owner/user
- Daily traffic 44,000+ cars on Main Street
- Includes parking 53± surface parking spaces
- Situated on 0.91 acres (four parcels)
- Zoned B4-5 (Heavy Business/Commercial 4)



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The Hyde Park Building - 13,700 SF

- Two-story, Beaux-Arts style building built in 1905
- Terrific office and retail building
- Renovated in 1989
- Elevator added in 1989 renovation
- Roof in great condition (8 years old)
- Additional square footage in basement
- Retail tenants include:
 - » Gumby's Barber Shop 1,544± SF



Walnut Street Shops - 8,000 SF

- One-story art deco retail building built in 1929
- Currently demised into four separate retail spaces
- Retail tenants include:
 - » Former Bent Hinge Trading Co. 1.800± SF
 - » Midtown KC Now 1.262± SF



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Photos















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Location Aerial

