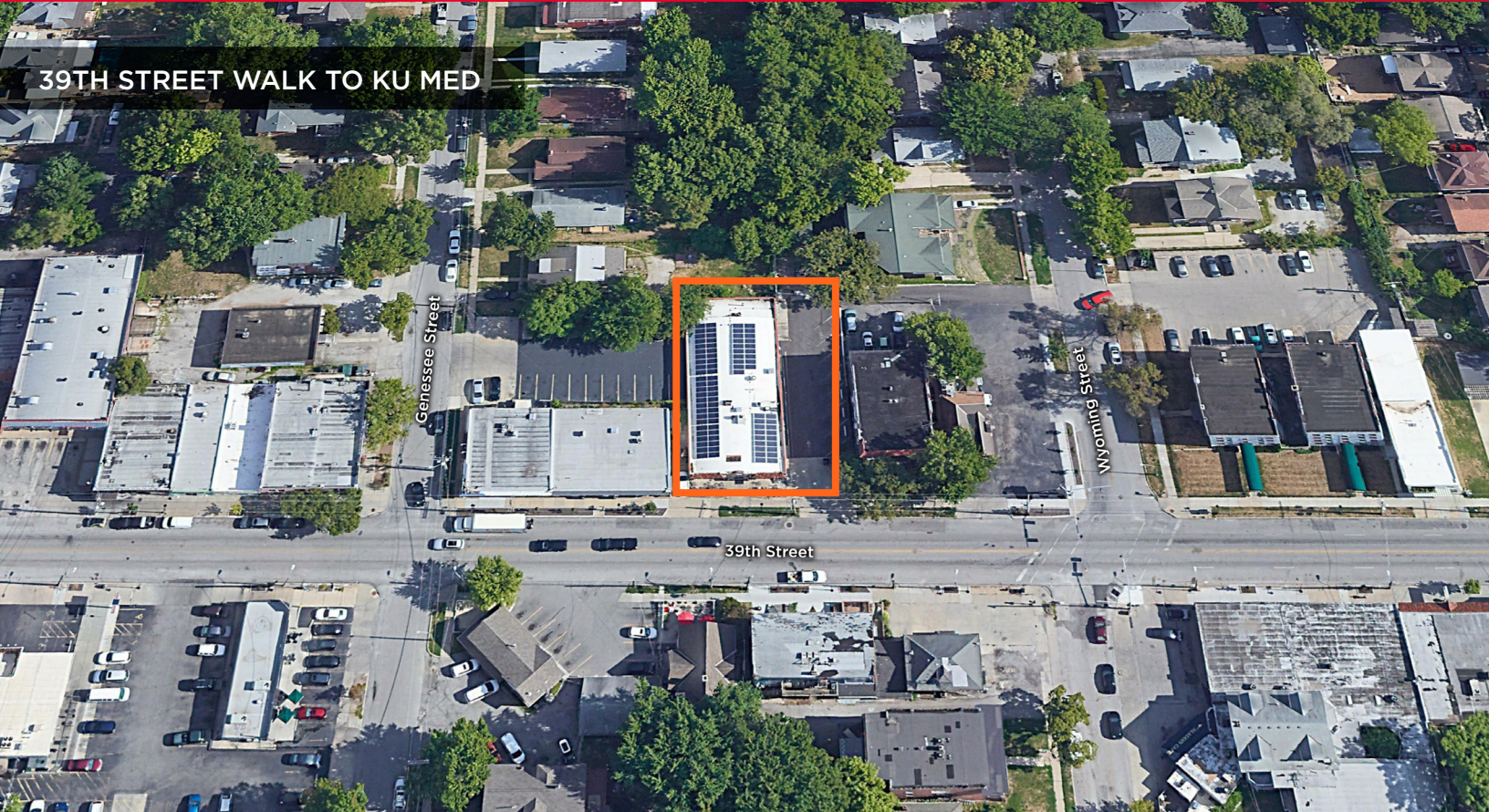


**39TH STREET WALK TO KU MED**



## **Excellent Owner Occupant or Investor Opportunity**

**5,600 SF For Sale / 3,600 SF Existing  
Commercial Kitchen For Lease**

### **Property Highlights**

- Free-standing, all brick building with classic barrel roof
- Off-street parking with adjacent 8 car parking lot
- Established 39th Street District
- Daily traffic of 9,976 cars on 39th Street
- 3,600 SF commercial kitchen with walk-in cooler and freezer
- Lease Rate: \$12.00 PSF NNN / \$3,600 Per Month
- Sale Price: \$925,000
- Long term tenant - KC Smoke Burgers

### **Craig Kelly, SIOR**

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craig.kelly@cushwake.com

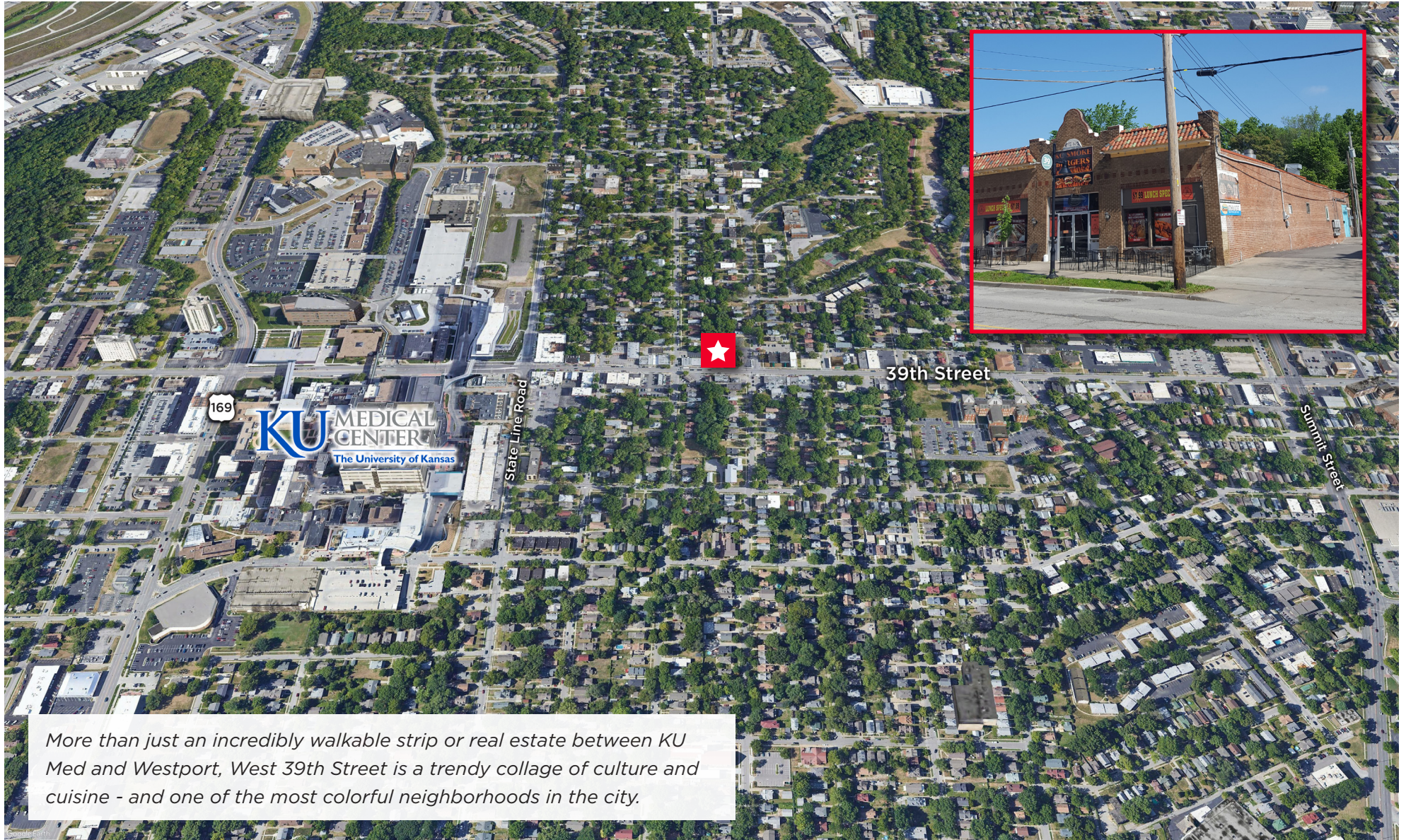


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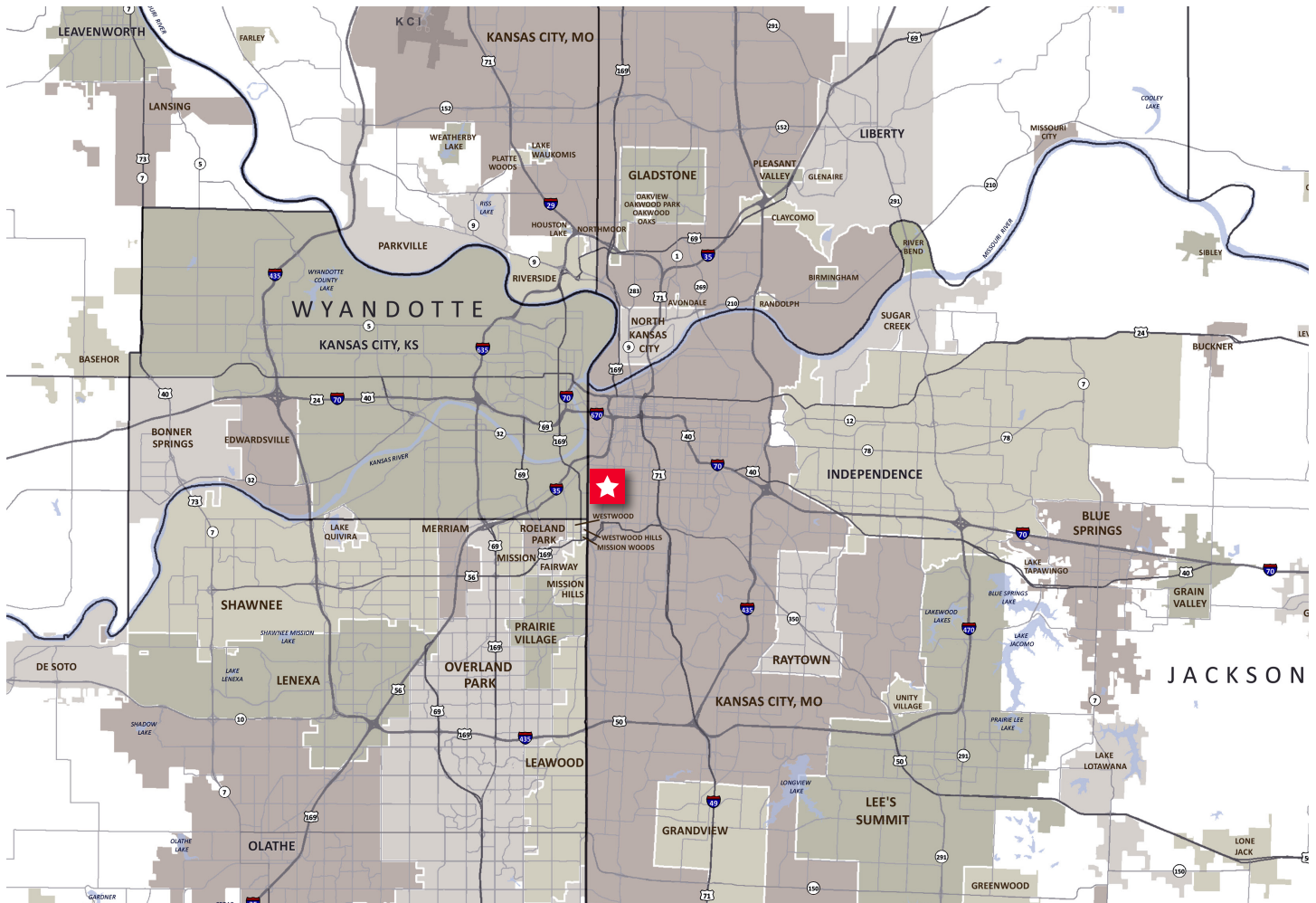
FOR LEASE/SALE  
**1608-1610 W 39th Street**  
Kansas City, MO

Location Aerial



*More than just an incredibly walkable strip or real estate between KU Med and Westport, West 39th Street is a trendy collage of culture and cuisine - and one of the most colorful neighborhoods in the city.*

## Location Map



## Demographics

	1 Mile	3 Miles	5 Miles
Population	18,887	101,248	268,719
AVG. HH Income	\$57,093	\$77,445	\$70,735

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