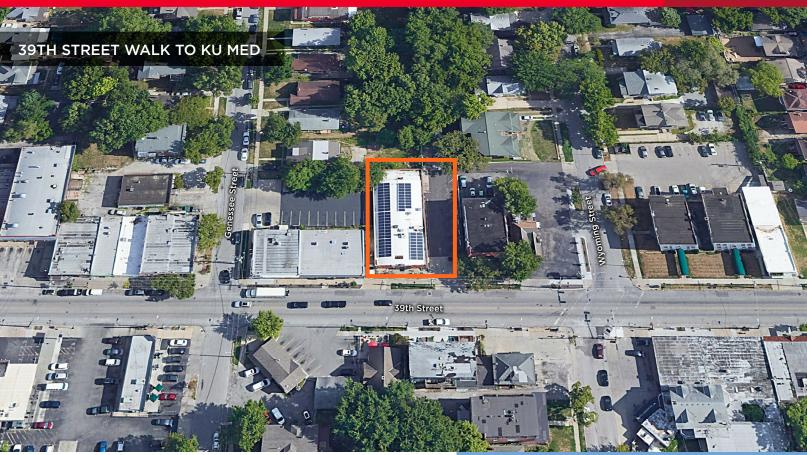


#### FOR LEASE/SALE

## 1608-1610 W 39th Street

Kansas City, MO



# **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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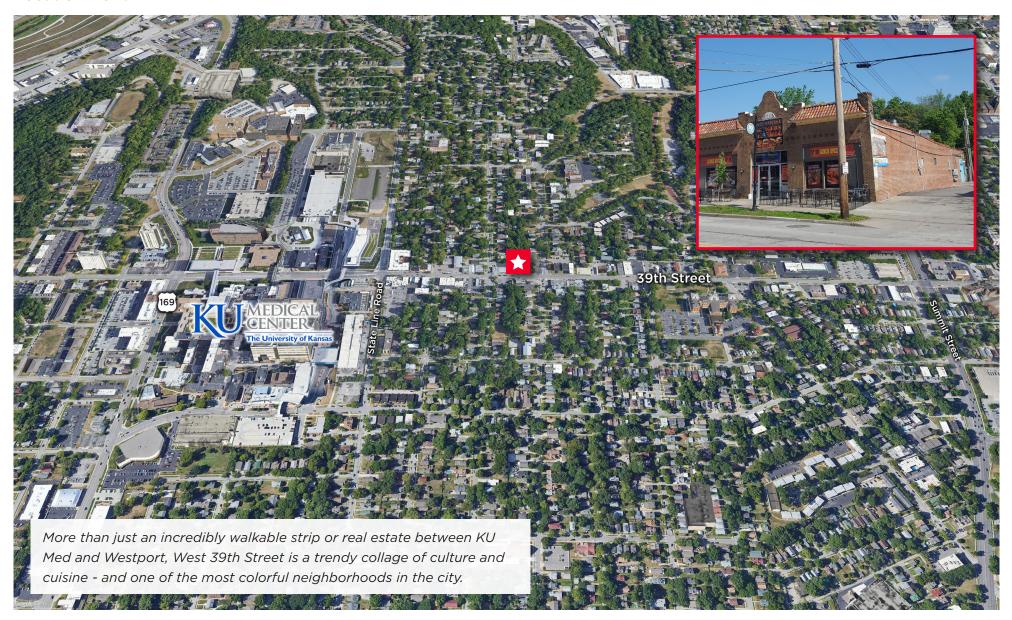


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### **Location Aerial**

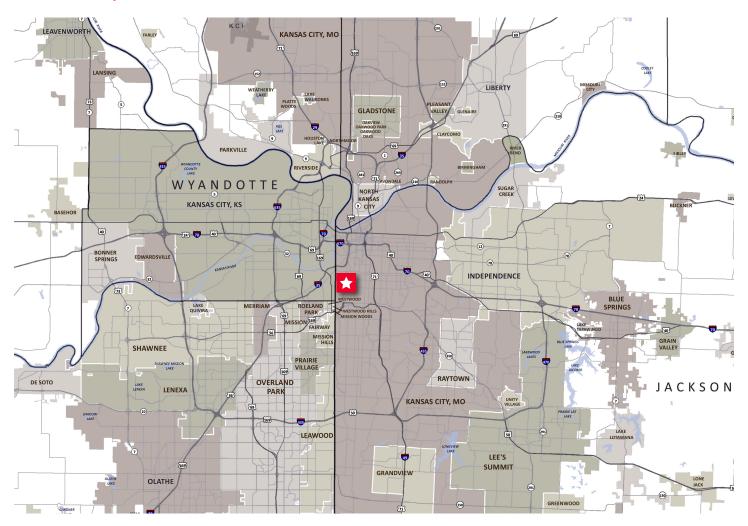


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### **Location Map**



### **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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