

Automotive Facility - Heart of Midtown



Excellent Midtown Location

- 5,123 SF Retail Garage Building
- 13,068 SF Land
- 1 Story Auto Repair Shop with Mezzanine Storage and Showroom
- 16 Car Parking
- 80' Frontage on Broadway Boulevard

For more information:

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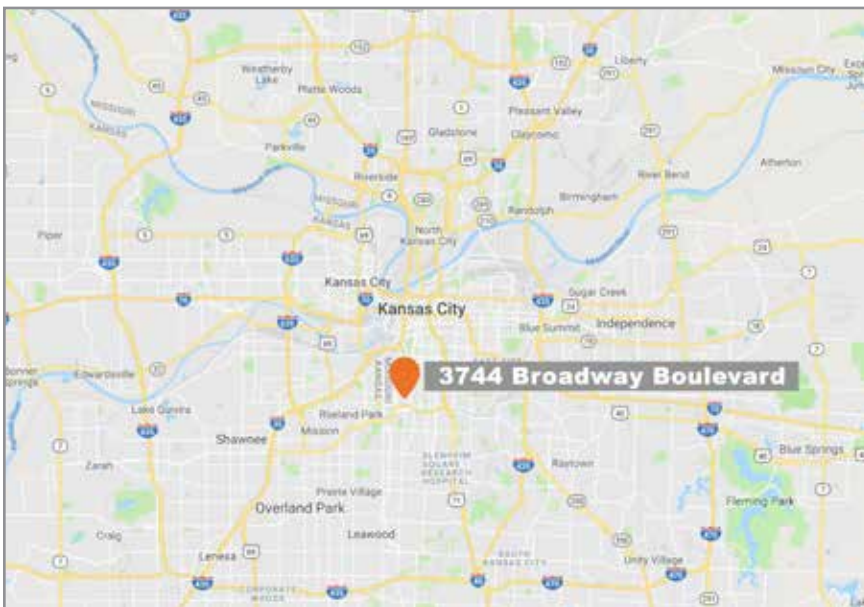
Building Specifications

Price:	\$395,000.00
Address:	3744 Broadway Boulevard, Kansas City, MO 64111
Legal Description:	Mickey Place south 25' of east one half of Lot 7 & all of Lot 8
Parcel ID:	30-310-09-20-00-0-00-000
Land Square Foot:	13,279.75/.3 acres (100' frontage x 132.82 depth)
Year Built:	1920
Building Square Footage:	5,123 —5,123 – south side of building is 100' x 25' and has a small corner off of the east end/triangular shape that is missing. West section is 75' x 35' for 2,250 SF. The south section has a mezzanine of steel with wood floors accessible by 2 stair wells with 8' clearance and 80 lb per SF storage capacity
Traffic Count:	Broadway – 18,980 – Calendar Year 2017 daily average
Square Footage:	5,123 – based on MRB measurements, south side of building is 100' x 25' and has a small corner off of the east end/triangular shape that is missing. West section is 75' x 35' for 2,250 SF. 11. The south section has a mezzanine of steel with wood floors accessible by 2 stair wells with 8' clearance and 80 lb per SF storage capacity
Construction:	Concrete block and brick with built up to unravel roofs
Signage:	Pole signage at the north end of the property
Parking:	16 car parking
Equipment:	Old hydraulic style lifts in the floors
Office/Showroom:	East 50' of the south portion is air conditioned with showroom glass and half bath and wide open. This floor elevation is 6 to 8 inches above the garage floor elevation and has its own separate entrance from the outside as well as from the shop. Floors have 8" x 8" tiles that appear to be VAT.
Square Footage of Office:	Approximately 1,200 SF. 18. West section of the building serviced by 4 overhead doors that are roughly 8' wide x 10' tall and three 10' wide x 9' tall. The south portion has 2 overhead doors, 12' wide x 10' tall and an 18' wide x 10' tall.

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Kansas City, Missouri 64111

For Sale



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