

FOR SALE



VALENTINE'S AUTO SHOP

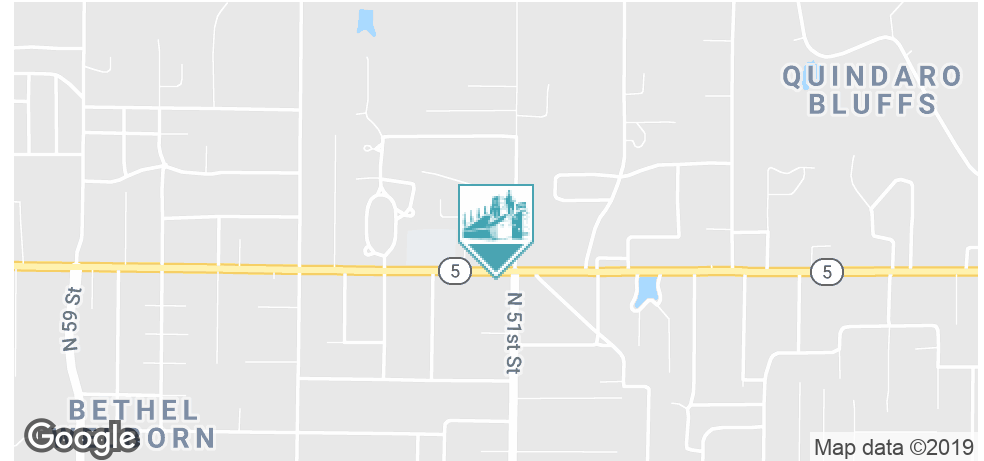
5125 LEAVENWORTH RD & 5119 LEAVENWORTH RD, KANSAS CITY, KS 66104

MONICA ENLOE
COMMERCIAL & INVESTMENT SALES
913.961.5314
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OFFERING SUMMARY

Sale Price: \$500,000

Year Built: 1948

Lot Size: 0.78 Acres

PROPERTY OVERVIEW

Valentine's has been a staple in KCK the buildings have been used as an Auto Mechanic shop since they were built in 1950. The current owner is the second owner of the business, and would like to pass on the business to the next generation. We have priced the business and Real Estate at a very competitive price at \$67/SF which includes the book of business and tools needed to perform the tasks associated with the business.

PROPERTY HIGHLIGHTS

- This is a Confidential Listing - No One is to approach the business during normal working hours. All tours are to be schedule with the listing agent directly. Call Matt Popilek 816-518-5641 to schedule a tour.
- 2 Retail Buildings separated by a party wall
- 5119 Leavenworth Rd roughly 3700 SF - 2 Floors the basement is a walk out with garage door entry
- 5125 Leavenworth Rd roughly 4500 SF - 2 Floors the basement is a walk out with garage door entry
- Currently stocked with auto parts, and tools to operate the business

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CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM

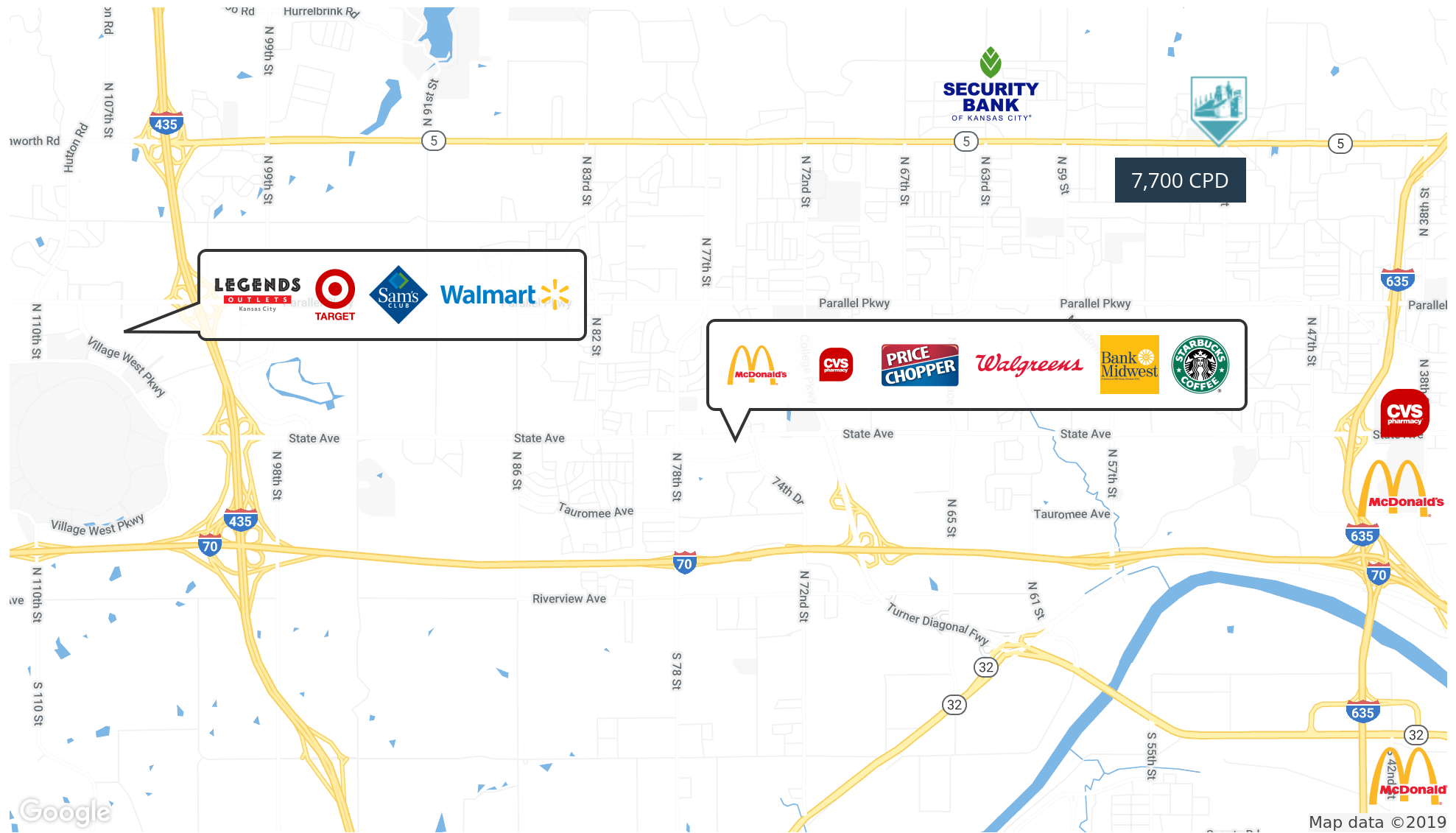


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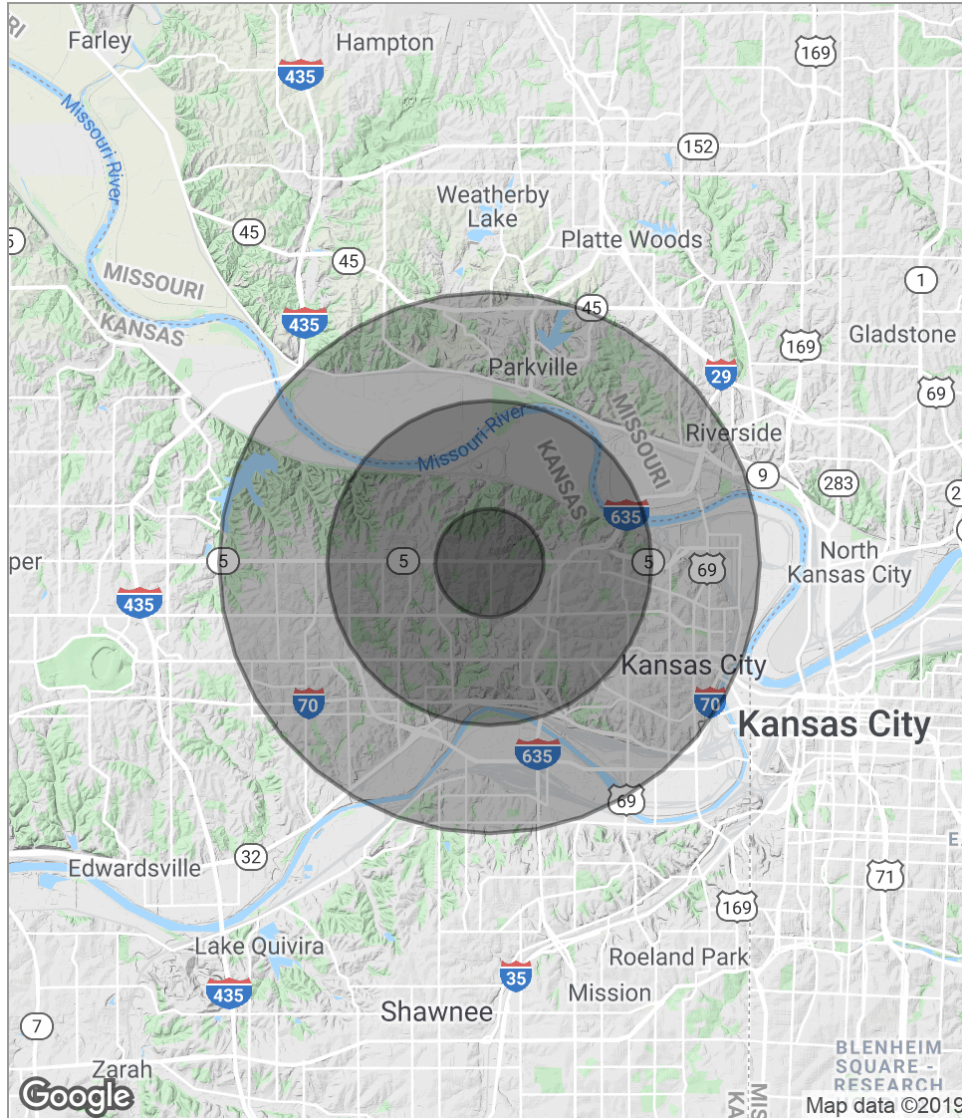


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,627	41,686	105,442
Median age	36.1	32.0	34.2
Median age (Male)	33.3	29.4	32.3
Median age (Female)	38.6	34.7	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,134	15,009	38,459
# of persons per HH	2.6	2.8	2.7
Average HH income	\$46,225	\$44,178	\$51,362
Average house value	\$103,092	\$112,319	\$139,096

** Demographic data derived from 2010 US Census*

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