

# COFFEE SHOP FOR SALE

13115 HOLMES RD, KANSAS CITY, MO 64145



**CONFIDENTIAL LISTING - DO NOT DISTURB BUSINESS**



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# MARTIN CITY COFFEE

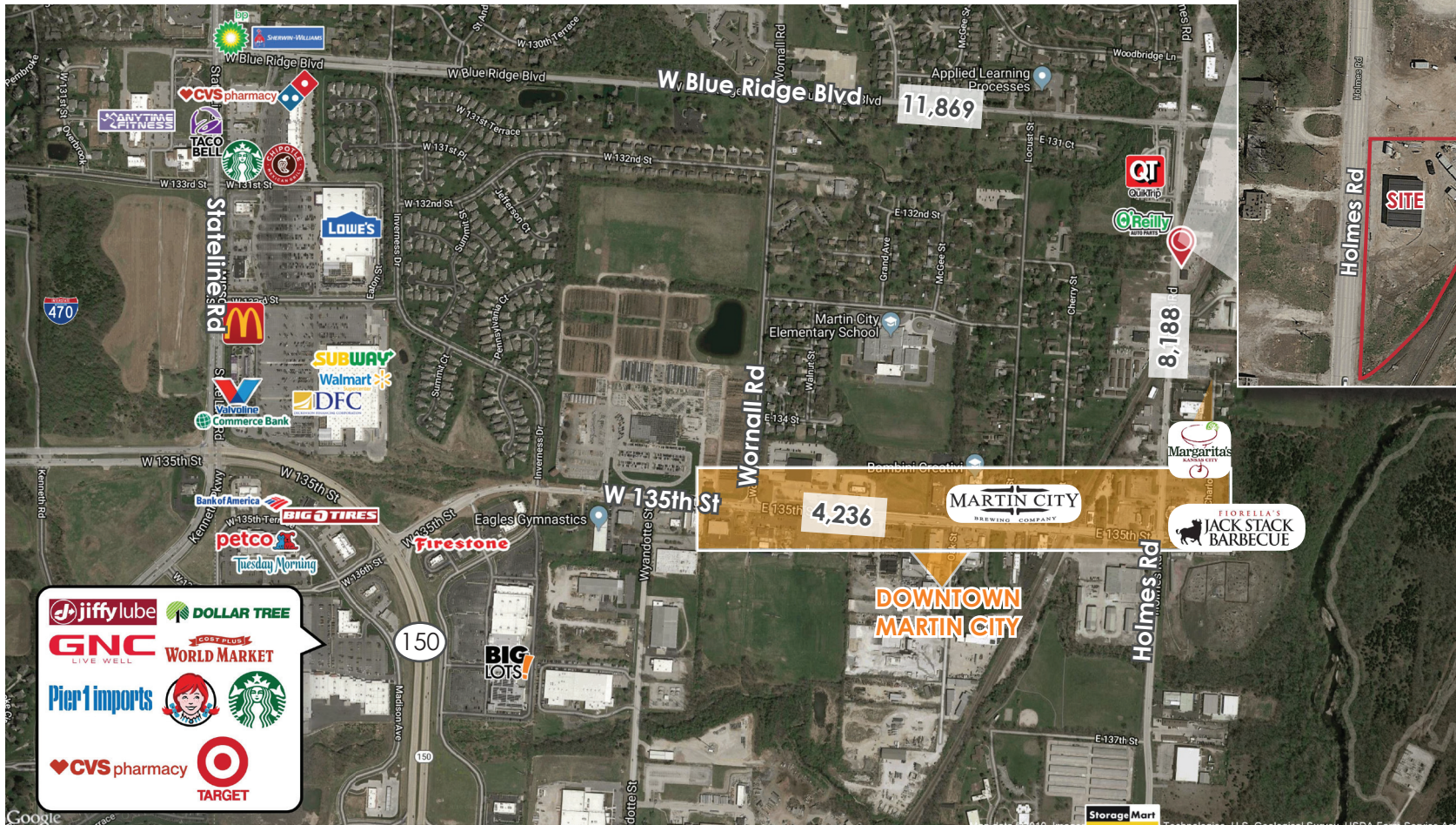
- Great Opportunity to Purchase an Existing Coffee Shop. Business & Real Estate For Sale
- Approximately 2,300 SF Building, Built in 2018
- Property Includes a Drive-Thru & Two Patios
- Modern Interior Finishes with Hardwood Floors & Large Windows
- Full Kitchen with Grease Trap
- Just Bordering Growing Downtown Martin City Corridor
- Total Seating Capacity of 120, 76 Inside & 44 on the Patios
- Plans are in place for the expansion of Holmes Rd, pending funding which will include a turn lane
- Asking Price: \$850,000



The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2019



# AERIAL - 13115 HOLMES RD, KANSAS CITY, MO



**TOTAL POPULATION |**

1 Mile: 2,208 3 Mile: 36,958 5 Mile: 137,159



**AVG HOUSEHOLD INCOME |**

1 Mile: \$76,769 3 Mile: \$142,497 5 Mile: \$121,015



**DAYTIME POPULATION |**

1 Mile: 2,132 3 Mile: 22,239 5 Mile: 120,489

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