



## 5047 Welborn Ln

Kansas City, Kansas

For more information:

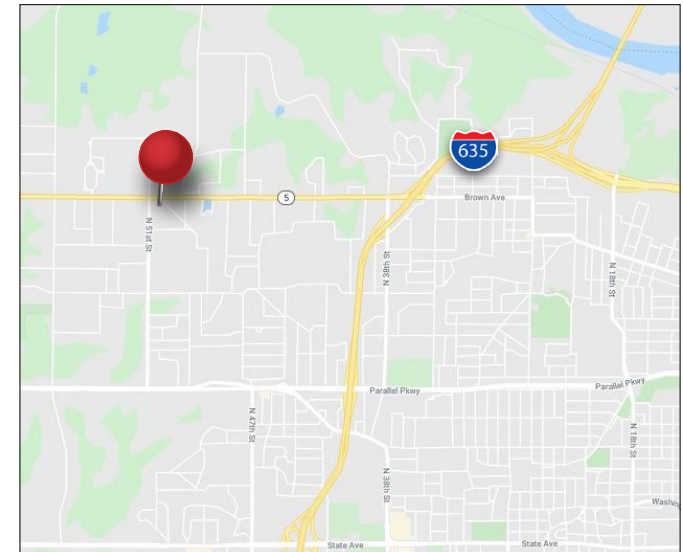
**Sean Ellington**

+1 913 890 2008

sean@nai-heartland.com

### Property Features

- Current Operating BBQ Restaurant
- Built in 1958 and very well maintained
- 1,920 SF Building
- 15,986 SF Lot
- Built-in-smoker
- Classic BBQ restaurant finish
- Drive-thru lane and window
- Bar and table seating
- Large parking lot and fenced area
- All for sale:
  - Real Estate
  - FF&E
  - Business
- Purchase Price for Real Estate Only: \$199,500
- 2019 Real Estate Taxes: \$7,033
- Lease Rate: \$12.50 PSF (\$2,000/month) NNN



# Aerial

5047 Welborn Lane | Kansas City, KS

Welborn  
Elementary

Leavenworth Rd

51st Street

Leavenworth Rd

51st Street

Welborn Ln

Hickory Log  
Bar-B-Q

Demographics	1 Mile	3 Miles	5 Miles
Population:	6,636	41,904	115,783
Median HH Income:	\$43,457	\$41,016	\$42,246