

2 E. 39<sup>TH</sup> STREET  
26 E. 39<sup>TH</sup> STREET  
KANSAS CITY, MISSOURI 64111

FOR SALE | 21,700± SF Landmark, Mixed-Use Opportunity



COMMERCIAL REAL ESTATE  
INDEPENDENTLY OWNED AND OPERATED

2 E. 39<sup>TH</sup> STREET – THE HYDE PARK BUILDING - 13,700± SF OFFICE & RETAIL  
26 E. 39<sup>TH</sup> STREET – WALNUT STREET SHOPS - 8,000± SF RETAIL



## PROPERTY FEATURES

- 39<sup>th</sup> & Main Street: Landmark, mixed-use opportunity on future KC Streetcar line
- Next to future Streetcar stop at 39<sup>th</sup> & Main
- Vibrant, growing neighborhood
- Two-building property with parking
- For sale: \$2.2 Million (\$101/SF)
- Tremendous opportunity for developer or owner/user
  - Current owner is relocating (occupies approximately 75% of property)

For more information, please contact:

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## PROPERTY FEATURES

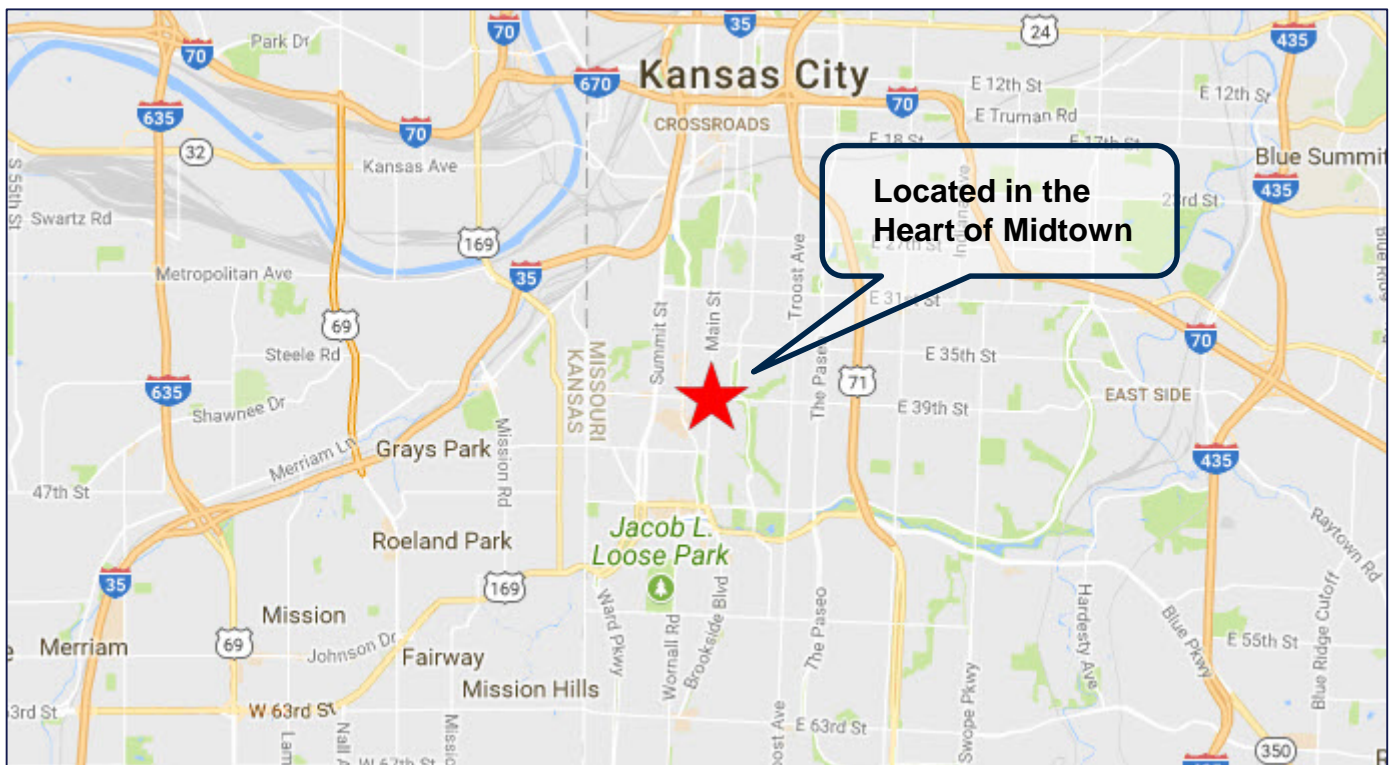
- Daily traffic: 44,000 cars on Main Street
- Includes parking!
  - 45± surface spots
- Situated on 0.91 acres (four parcels)
- Zoning: B4-5 Heavy Business/Commercial 4
- 2017 Property Taxes: \$7,251

### **The Hyde Park Building – 13,700± SF**

- Two-story, Beaux-Arts style building built in 1905
- Terrific office and retail building
- Renovated in 1989
  - Elevator added in 1989 renovation
- Roof in great condition (8 years old)
- Additional square footage in basement
- Retail tenants include:
  - H&R Block – 1,544± SF
  - Gumby's Barber Shop – 1,544± SF

### **Walnut Street Shops – 8,000± SF**

- One-story art deco retail building built in 1929
- Currently demised into four separate retail spaces
- Retail tenants include:
  - Bent Hinge Trading Co – 1,800± SF
  - Maincor – 1,262± SF



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