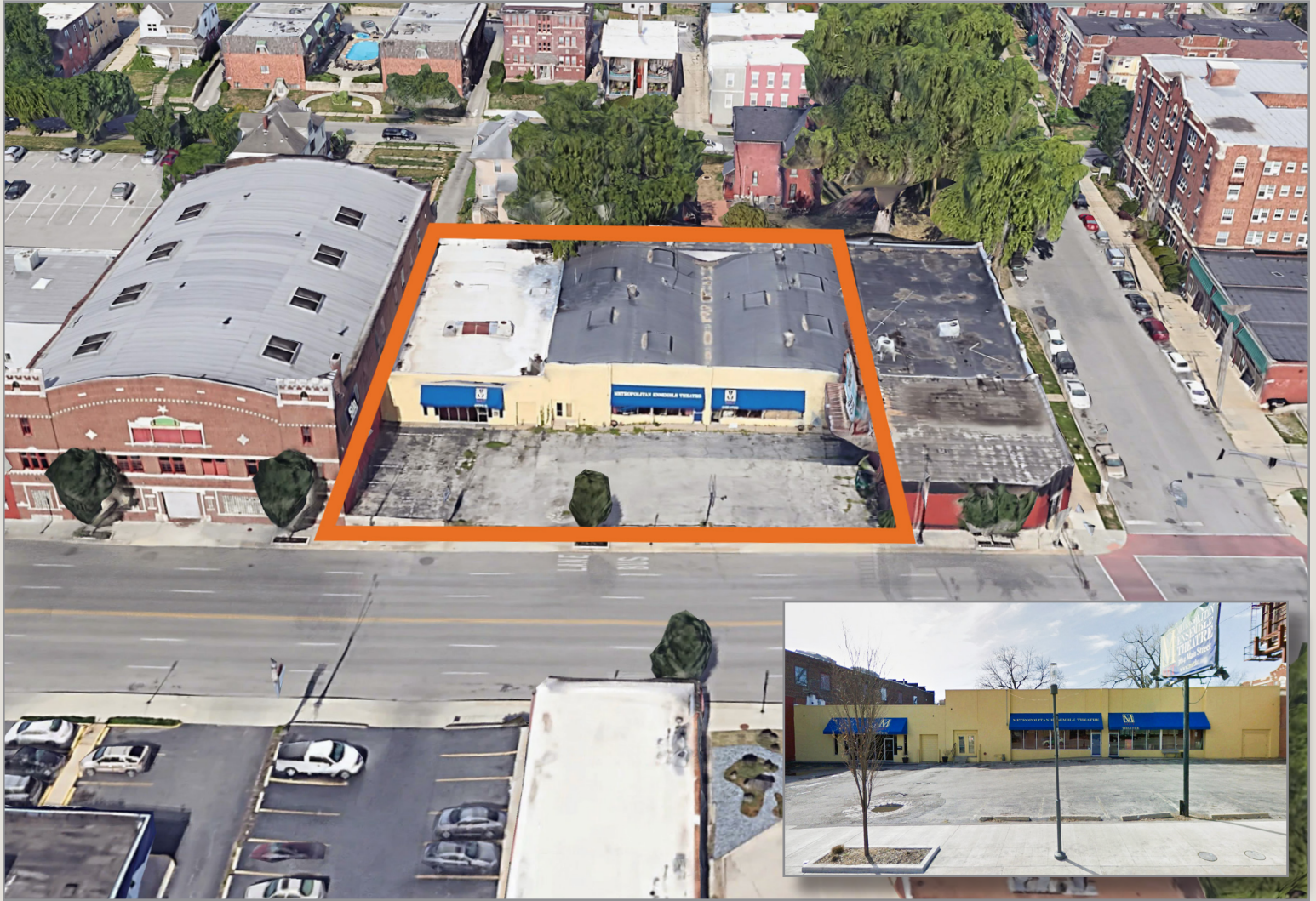


3604 Main Street

Kansas City, Missouri

For Sale/Lease



Central KCMO Main Street Location!

- 15,000 SF building (10,000 SF at North end under double barrel roof and \pm 5,000 SF at Sound end under flat roof)
- Excellent location at 36th and Main, with great access to I-35
- Building signage and 2 pole signs
- Two drive-door openings (One has double doors currently)
- Outdoor advertising sign for income

For more information:

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

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Building Specifications

Location: 3604 Main Street
Kansas City, Missouri 64108

Building Size: 15,000 SF

Year Built: 1921

Lot Size: 23.958 \pm SF

Construction Type: Masonry with combination of double barrel and flat roofs

Parking: 25 parking spaces

Loading: One 6' x 10' drive-in door in south section & one 8' x 8' drive-in opening but currently used as double walk-in doors

Clear Height: 12' under trusses (barrel pitches to 19')

Electric Service: 220 amp

Real Estate Taxes: Parcel #: 30-220-12-29-00-0-00-000
(2016): \$12,901

Zoning: B3-2

Notes:

- Basement under south portion and portion of south parking lot. North and middle portion of building are barrel roof with flat roofs at west end. Front section of barrel roof areas are full HVAC, rear sections are heated only. New roofs replaced in 2015-16
- Outdoor advertising sign provides approximately \$10,000/year

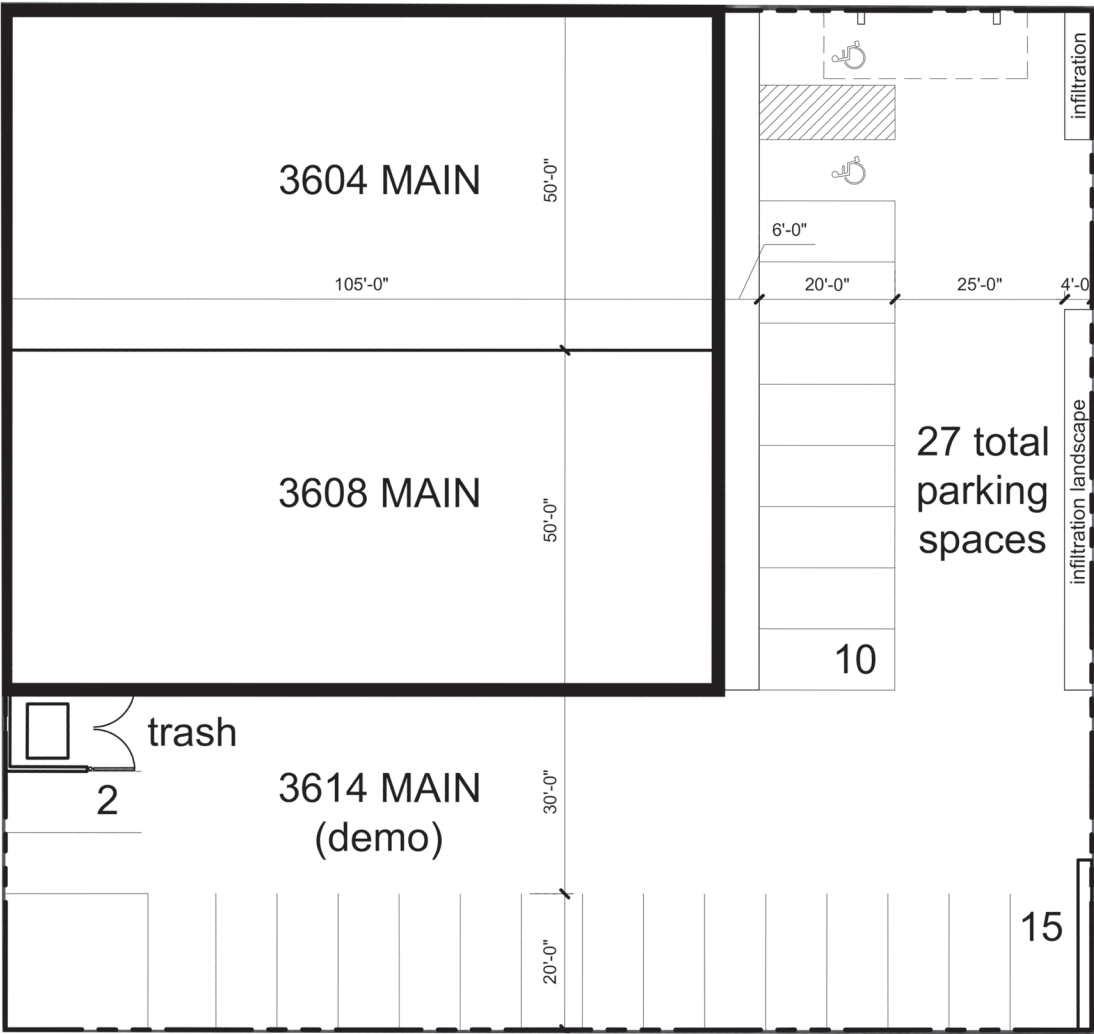
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Plat Map



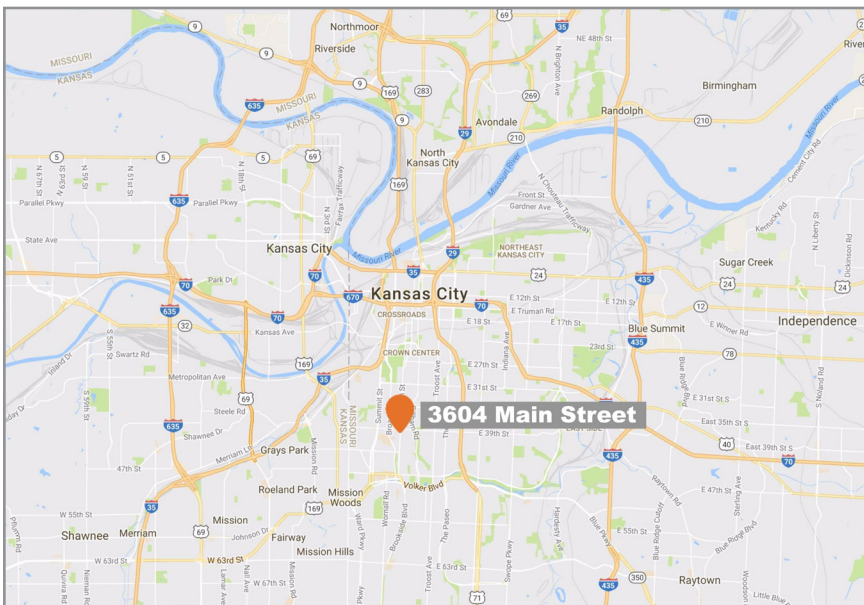
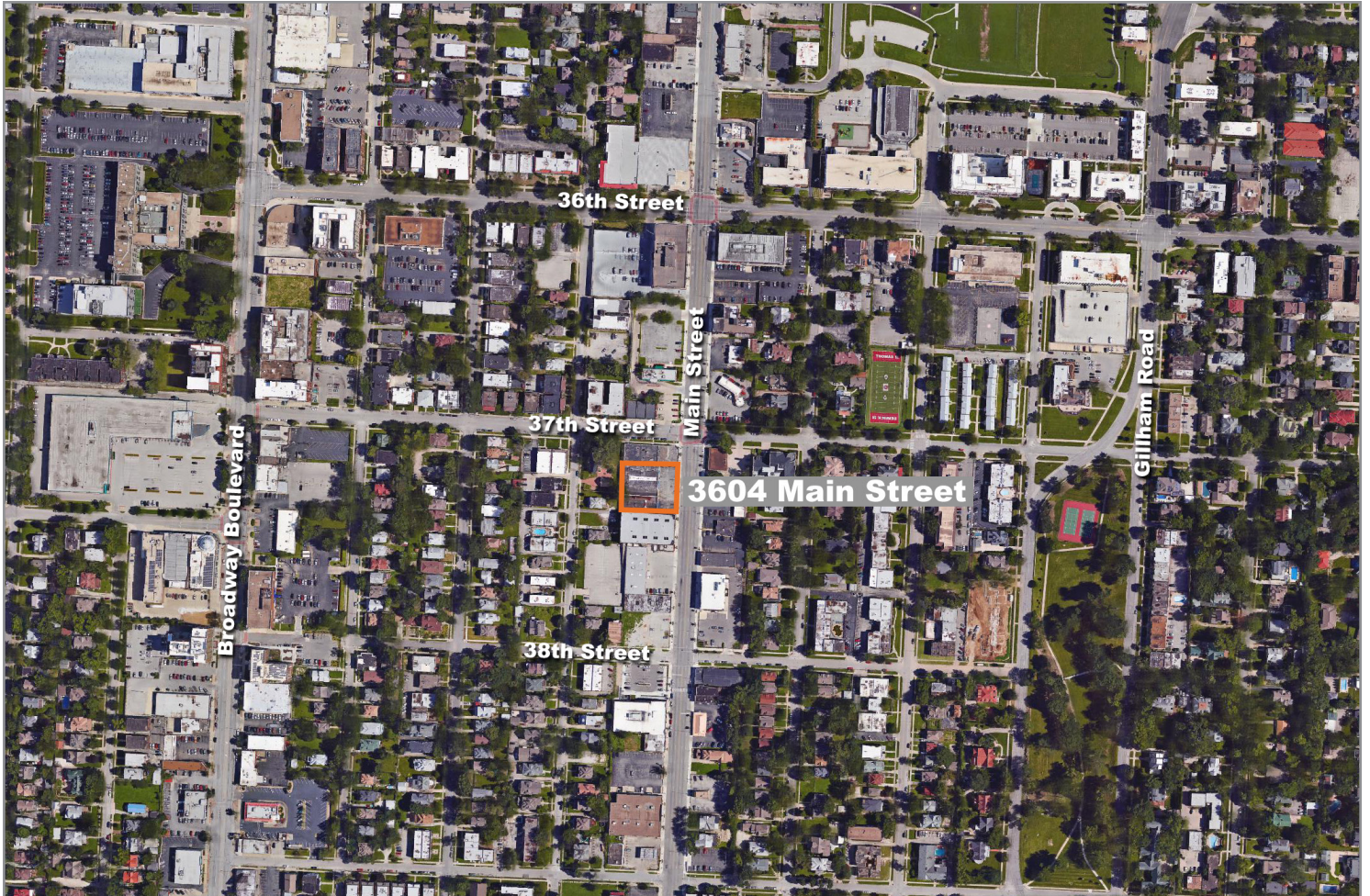
Site Plan



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