

FOR SALE



1100-1110 E. 8TH

1100-1110 E. 8TH, KANSAS CITY, MO 64106

MONICA ENLOE

COMMERCIAL & INVESTMENT SALES

913.961.5314

monica@clemonsrealestate.com



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OFFERING SUMMARY

Sale Price: \$450,000

Unit Count: 3

PROPERTY OVERVIEW

Three single-family homes sitting on 1/3 acre lot with parking lot in the rear and adjacent plot of land currently used as a community garden. Old charm and character throughout including exposed brick and hardwood floors. Value-add opportunity to renovate and lease all three or redevelop the lot. All units are currently vacant.

PROPERTY HIGHLIGHTS

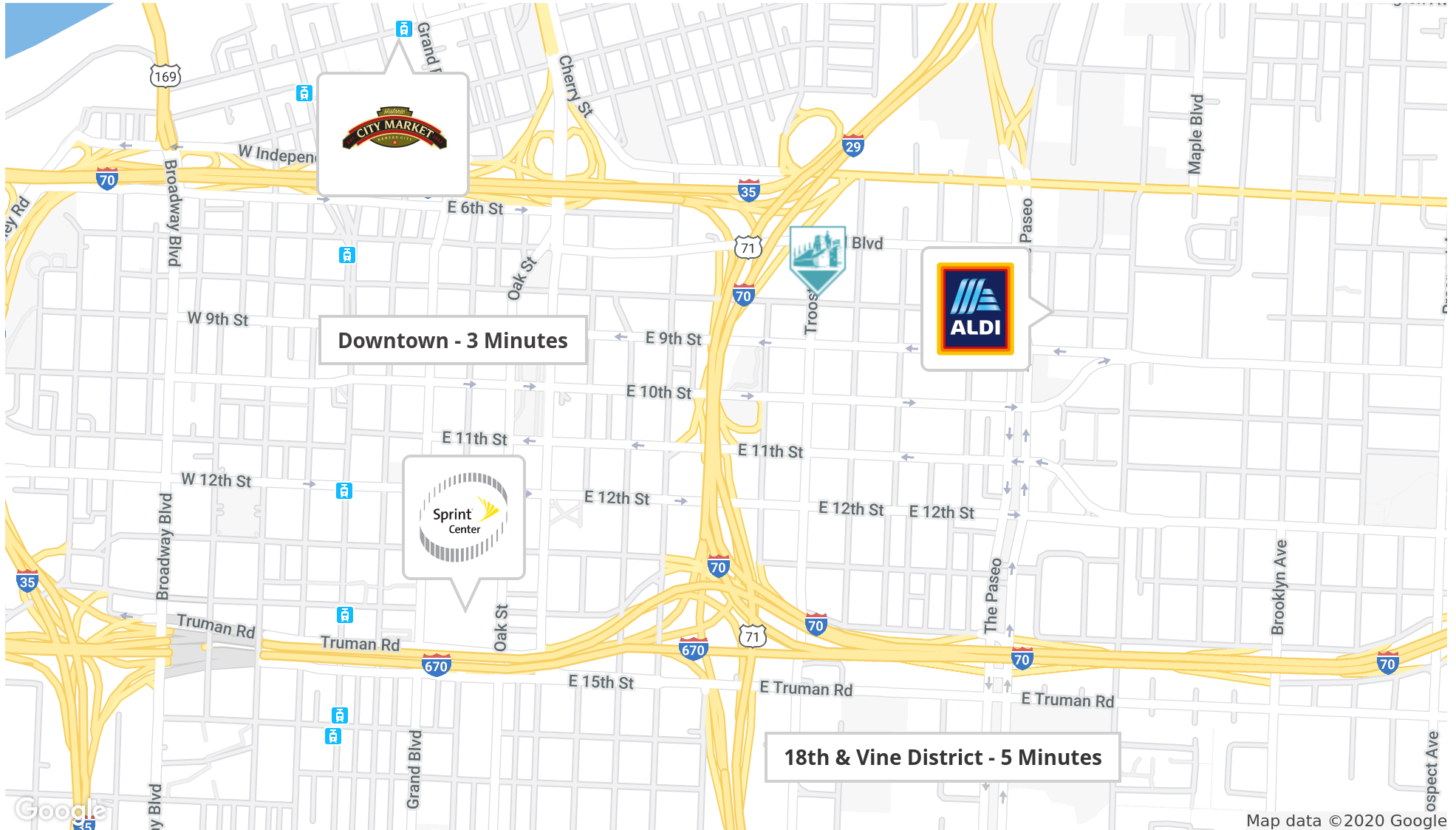
- Ideally situated for nonprofit housing or redevelopment of the assembled lots
- Value-add opportunity within 1/2 mile of downtown Kansas City and close to rapidly redeveloping Old Northeast
- Easy highway access
- Keep as residential units or convert to offices

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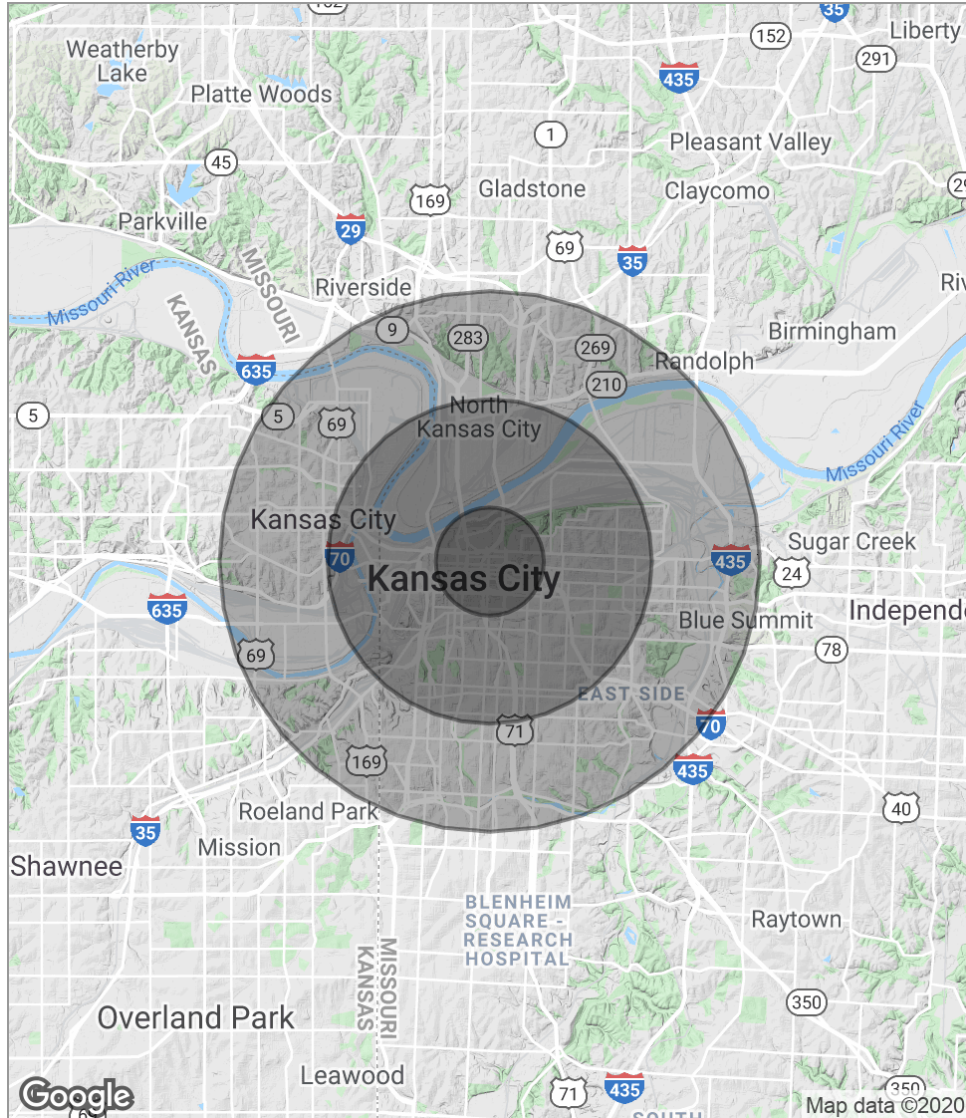


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,469	73,796	215,579
Median age	28.7	33.9	33.5
Median age (Male)	28.4	32.6	32.5
Median age (Female)	28.9	34.7	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,732	32,873	93,485
# of persons per HH	2.2	2.2	2.3
Average HH income	\$37,113	\$40,511	\$42,781
Average house value	\$164,787	\$118,318	\$127,460

** Demographic data derived from 2010 US Census*

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