

1500 St. Louis Avenue | West Bottoms | Kansas City, MO
48,000 SF Historic Building Offered at \$4,800,000



This 1890 building features ~48,000 SF on 5 floors + a basement. The exterior has been immaculately restored including 18 months of tuck-pointing, new roof structure and roof and new approved historic windows. Ideal for a hotel, multifamily, condos, or mixed use development.

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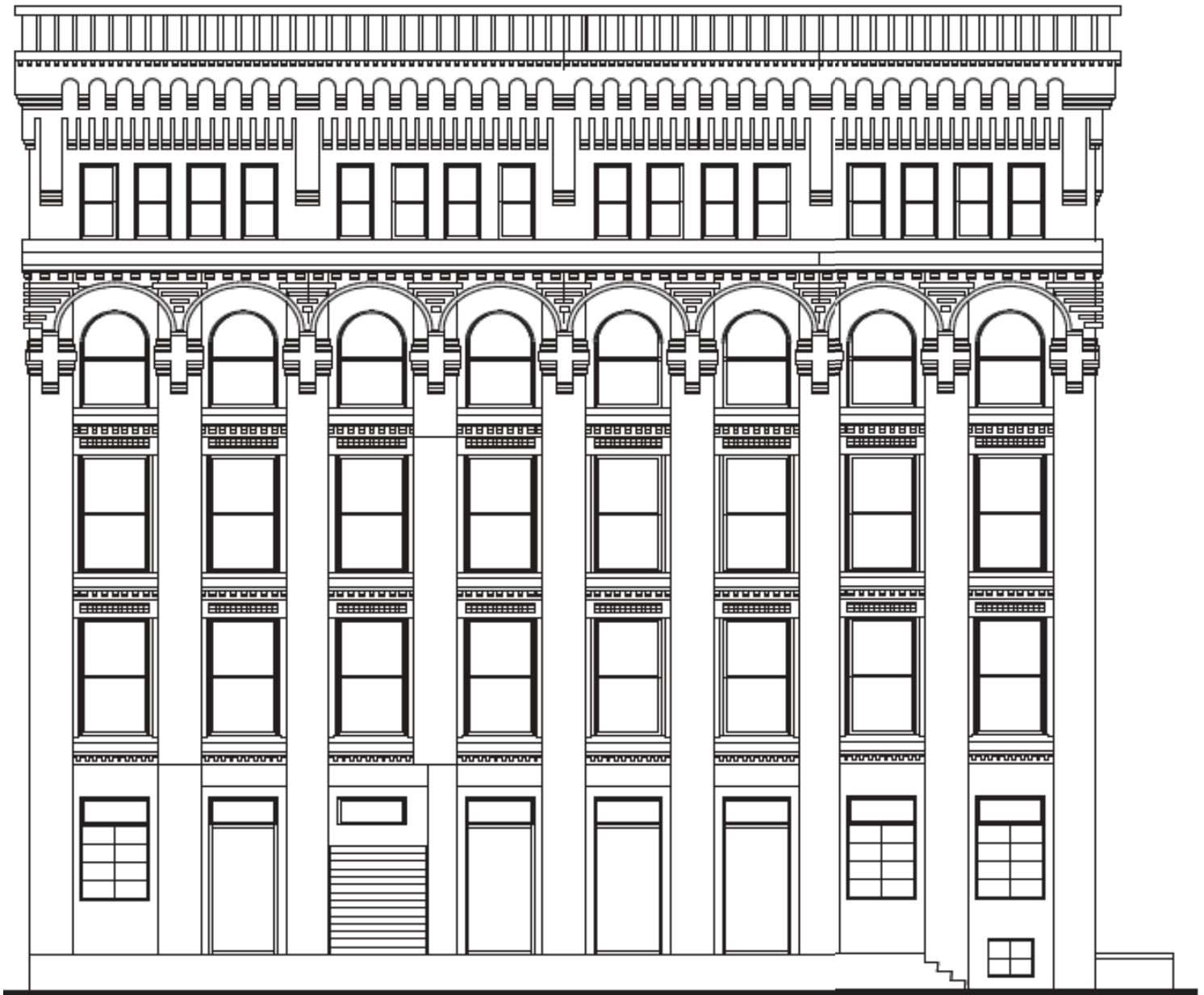
High Ceilings! 11' - 14' Varying by Floor
All Windows are Operable for Multifamily Use
Each Floor ~ 8,500 Usable SF
2 Elevator Shafts
Windows Can Be Added to West Side
Lower Level Basement Could Be Converted to Parking Garage

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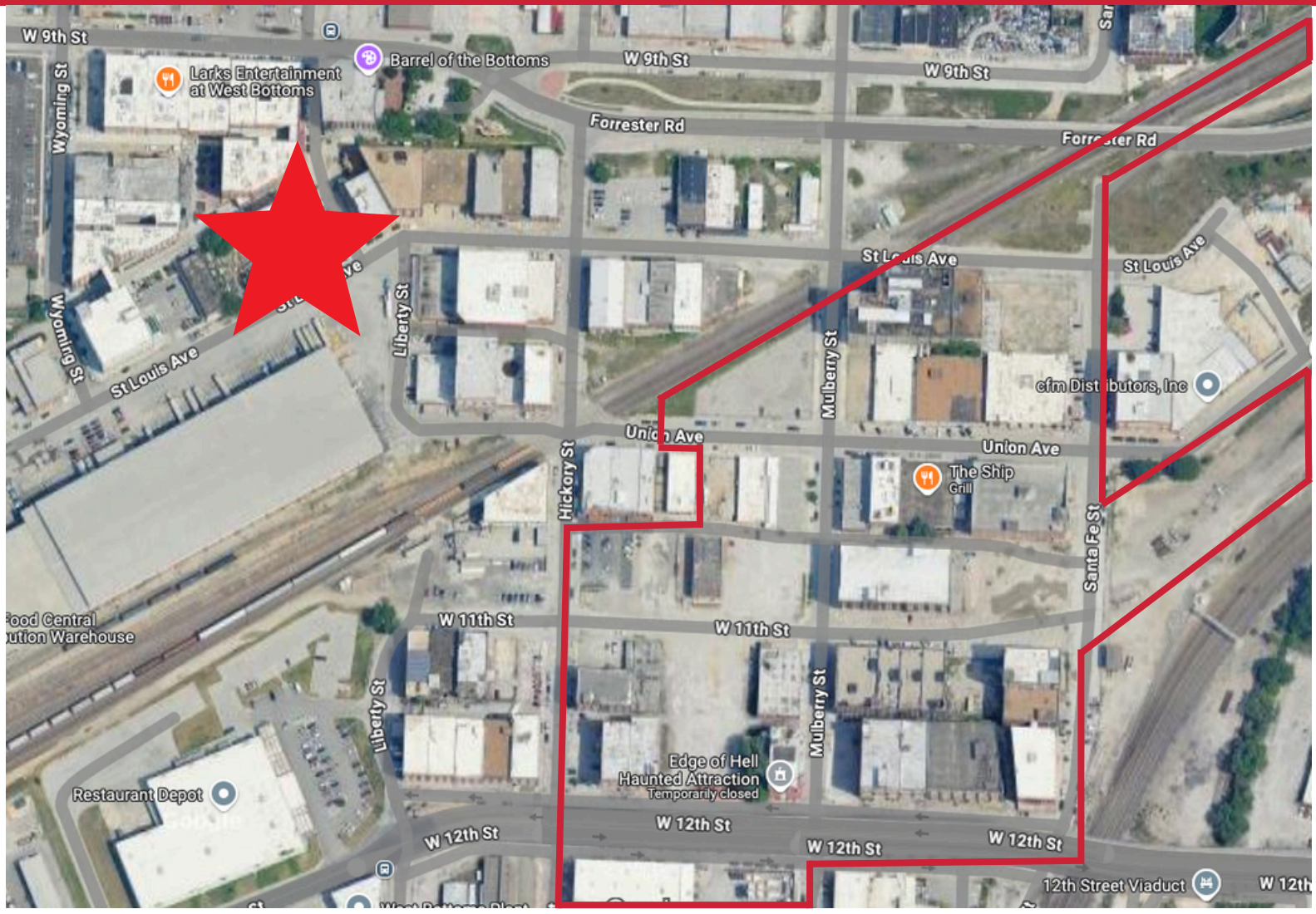
- Developer SomeraRoad is Transforming the West Bottoms with \$500mm+ Investment
 - “Live-Work-Play Concept Includes:
 - 1,250 New Residences
 - 168,000 SF of Offices
 - 100,000 SF of Retail Space
 - 50 Boutique Hotel Rooms
 - Additional Community Gathering Spaces

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Approximate Footprint of SomeraRoad Development (not exact)

Easy Access to Downtown KC, NKC, Westport, & Plaza

Downtown KC	< 1.0 Miles
Westport	4.5 Miles
The Plaza	5.3 Miles
KCI Airport	19 Miles

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