

# INVEST COMMERCIAL REAL ESTATE, LLC

Industrial, Office, Retail & Investment - Leasing & Sales



**5706 Troost Ave. \$1,625,000**

**5646 Troost Ave. (\$130/sf)**

**Kansas City, MO Negotiable Lease Terms**

**BLDG SIZE:** 12,500sf+/- (2,745sf Office)

**LAND AREA:** .58 Acres (25,436sf) 2 Lots

**YR BUILT:** 1940's/1968 (estimated)

**LOADING:** 4 Dock-High doors

**TAXES:** \$8,212/yr (2025) (\$700/mo)

**INSURANCE:** \$1,150/mo

**ELECTRIC:** Heavy Power

**HVAC:** New RTU (12/24) Office Area

**CLR HT:** 9'-20'

**ZONING:** B3-2

**PARKING:** 20+ (separate Lot)

**FOR SALE**  
(or lease)

**OFFICE/FLEX  
WAREHOUSE**

- Possible Gym/Fitness Uses**
- Insulated Warehouse - Former Freezer/Cooler**
- Lots of Opportunities for Artisan Food/Catering/Brewery Business**
- Former USDA approved facility**
- Adjacent Parking Lot**



**Janet Wilkerson, CCIM**

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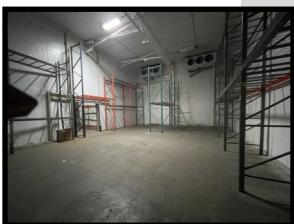
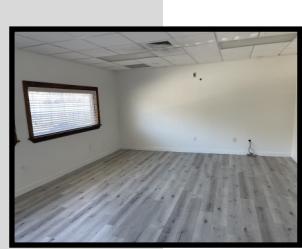
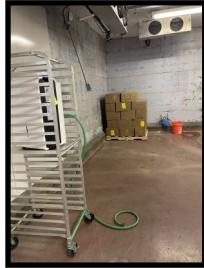
**CCIM**

[www.INVESTCRE.com](http://www.INVESTCRE.com)

12705 Pawnee Lane, Leawood, KS 66209

## Site Plan

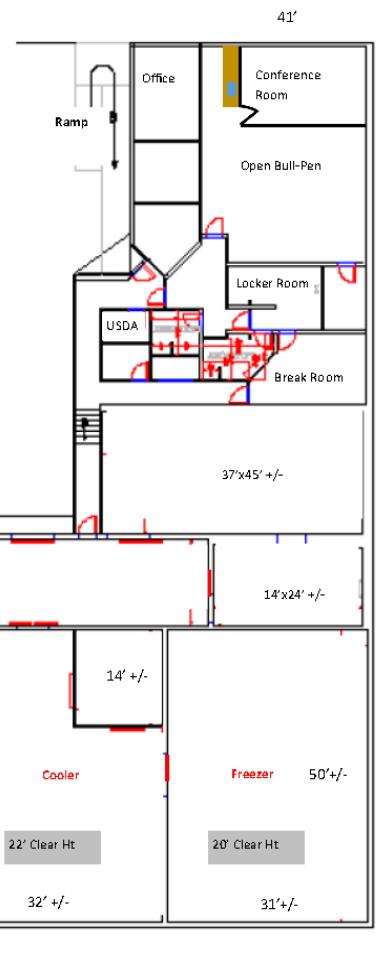
5646 Troost & 5706 Troost  
Kansas City, MO



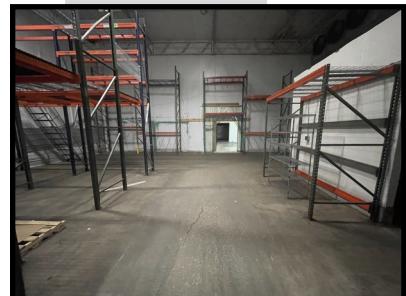
### 57th Street



Parking Lot



### Troost



- SITE PLAN NOT TO SCALE
- ROOM SIZES APPROXIMATE

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## Aerial View

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