

# INVEST COMMERCIAL REAL ESTATE, LLC

Industrial, Office, Retail & Investment - Leasing & Sales



## FOR SALE

(or lease)

### OFFICE/FLEX WAREHOUSE

**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

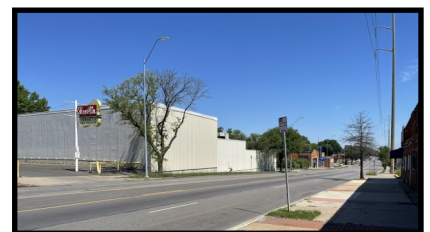
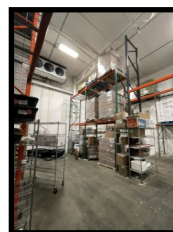
**HVAC:** New RTU (12/24) Office Area

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

**ZONING:** B3-2

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

- 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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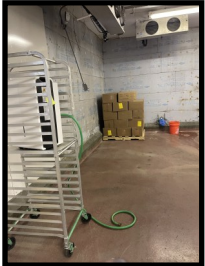
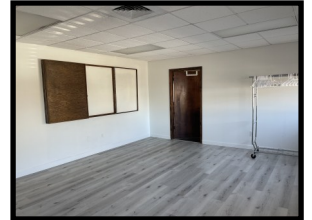


[www.INVESTCRE.com](http://www.INVESTCRE.com)

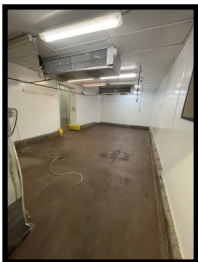
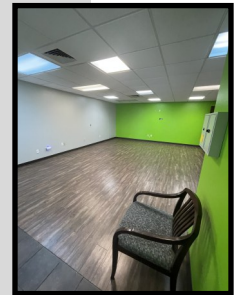
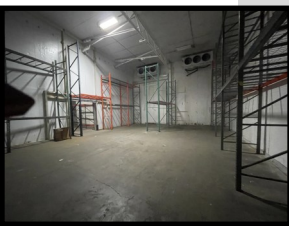
12705 Pawnee Lane, Leawood, KS 66209

## Site Plan

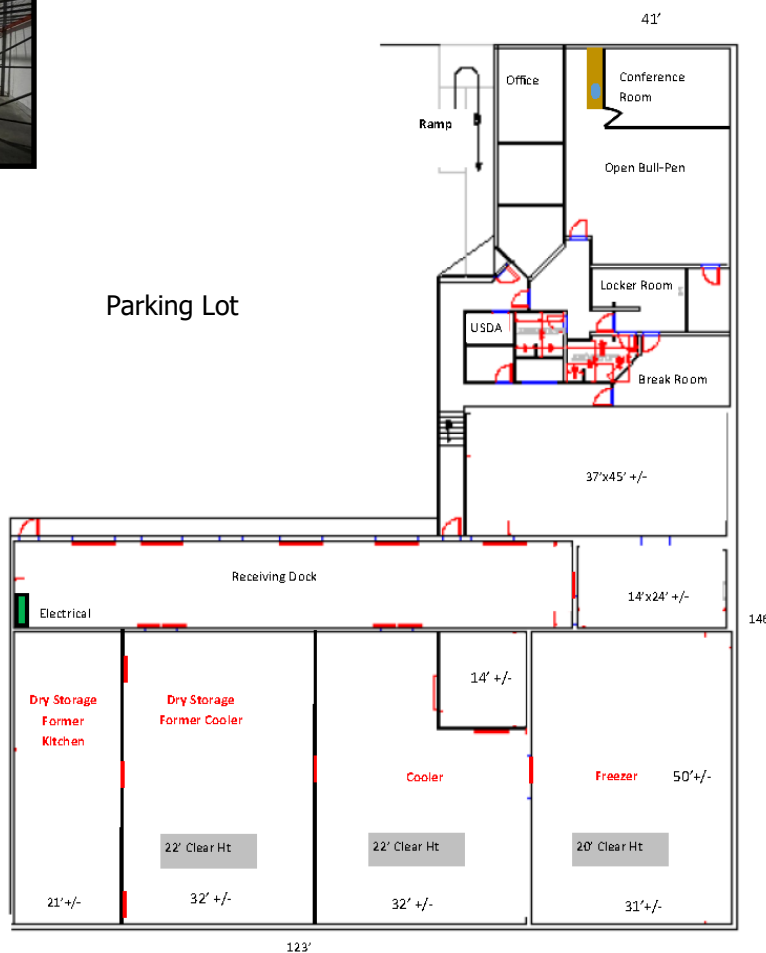
5646 Troost & 5706 Troost  
Kansas City, MO



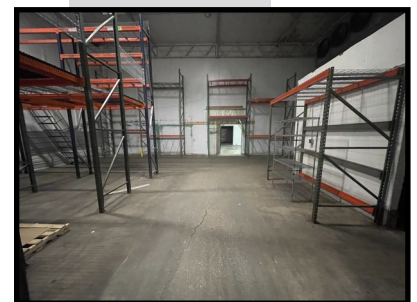
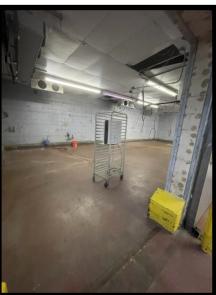
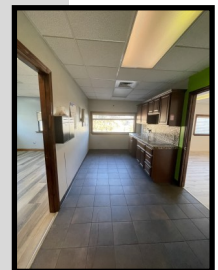
57th Street



Parking Lot



Troost



- SITE PLAN NOT TO SCALE
- ROOM SIZES APPROXIMATE

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## Aerial View

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