



REECE
COMMERCIAL REAL ESTATE

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FOR SALE: 5.24 ACRES INDUSTRIAL SITE AND 45,000 SF OFFICE BUILDING

4501 EMANUEL CLEAVER II BLVD

KANSAS CITY, MO 64130

ONLINE AUCTION



STARTING BID: \$250,000

AUCTION DATES: March 9th-March 11th 2026

[Click to View Auction Website](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for **March 9th-11th , 2026**

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



4501 EMANUEL CLEAVER II BLVD KANSAS CITY, MO 64130

45,000

SQUARE FEET

45,000 SF building (plus 22,500 SF lower level including commercial kitchen) sitting on 4.4 acres of land, ample parking, excess land for expansion.



AUCTION DATE

3/9 - 3/11

PROPERTY TYPE

INDUSTRIAL SITE WITH OFFICE BUILDING

ZONING

M1-5

Industrial manufacturing, school, church, entertainment, office, retail, storage, among other uses.

HIGHLIGHTS

- 1,000-45,000 sf office suites
- 350+ person main hall
- M1-5 zoning
- Two-parcel site totaling approximately 5.24 acres, offering scale and future development flexibility
- Full cafeteria in the basement
- Basement has numerous possibilities
- Additional land is included in the sale
- Heavy parking
- Outside storage

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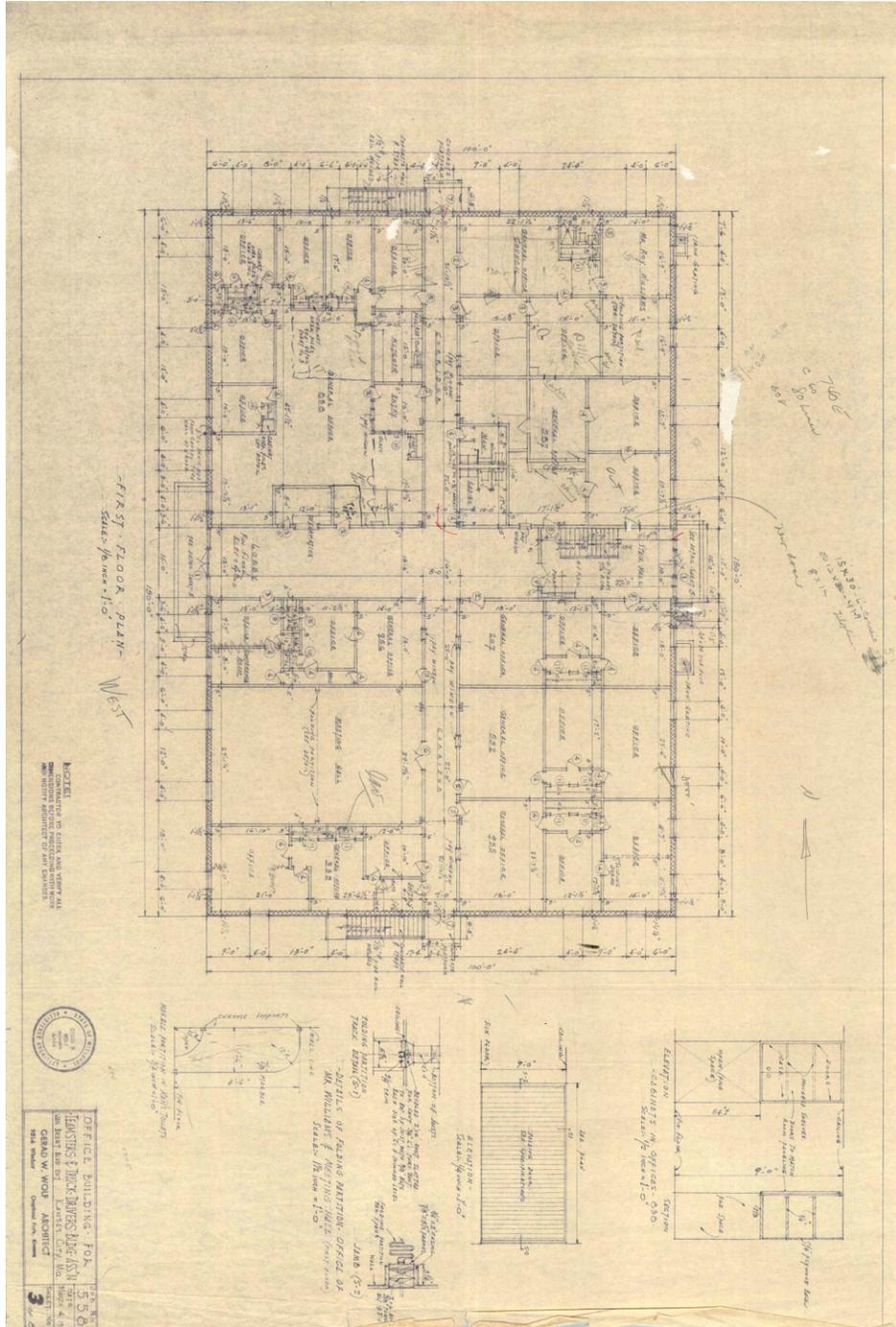
PHOTOS





4501 EMANUEL CLEAVER II BLVD KANSAS CITY, MO 64130

PLANS





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AERIAL



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