

**Prime Commercial Property in Revitalizing Kansas City Neighborhood
For Sale \$350,000 or Lease \$7.70/SF NNN
Address: 4241-4245 Indiana Ave, Kansas City, MO 64130**

Previous Use: Licensed Daycare (Turnkey & Ready for Immediate Occupancy)
Zoning: Suitable for Multiple Commercial Uses


Excellent opportunity to own or lease this well-maintained, move-in-ready commercial building on a high-visibility corner lot in one of Kansas City's fastest-revitalizing neighborhoods. The space is completely turnkey for daycare use — the previous tenant just moved out, leaving all child-friendly infrastructure, restrooms, classrooms, kitchenette, and playground-ready setup intact and ready to go.

Outstanding location just minutes from downtown with immediate access to major highways. The area is seeing significant new investment, including brand-new building construction happening right nearby, which is driving strong growth and increasing property values.

Property Highlights:

- Asking Price: \$350,000
- Lease Rate: \$7.70 per sq ft NNN (owner is very motivated and flexible on terms)
- High-traffic corner lot with excellent signage and visibility
- Turnkey daycare setup – licensed and ready for immediate occupancy
- Plenty of safe, secure, on-site parking (fenced lot available)
- Perfect for daycare, medical office, veterinary clinic, retail, nonprofit, community center, church, or professional services
- New construction projects underway in immediate area = strong future appreciation
- Functional layout with multiple classrooms/offices, reception area, kitchen, and ADA-compliant restrooms

This is a rare chance to acquire a cash-flow-ready or owner-user property in an area that is clearly on the rise. Whether you want to buy and build equity or lease and start operating immediately with minimal build-out already done for you, this property checks every box.

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