FOR SALE: $800,000 | 7714 Prospect Ave KCMO 64132

Multi Suite Office Building | Two Parcels | Prospect Corridor | Owner-Occupy or Investment

The Wright Way Group

7714 Prospect Ave Kansas City, MO 64132

- Total Lots size 1 Acre | Building size 7680 sqft
- Parcels 7714 /Zoned B3-2 & 7700 Zoned M1-5
- Located on Prospect Corridor near the new Overlay District
- Multi Office Suite with tenants
- Gated parking space

For more information contact:

Aristocrat Realty

Myeisha Wright
Wright Way Group
816-682-9605
mwright@trehkc.com

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Listing Description

Special Features

- 2 parcels, 1 acre total
- Gated parking
- 7 occupied office spaces- cash flow
- Event space with warming kitchen
- ADA compliant restrooms

Mechanical

- Shared Gas, Electric and Water meters
- Google Fiber internet service- shared
- Jade Alarm security system
- Camera systems

Incentives

- Prospect Overlay District nearby
  - $500m in investment along the Prospect Corridor
- East KC Urban Renewal
  - 10 year property tax abatement
- Enhanced Enterprise Zone (EEZ)
  - an eligible business & eligible project could get Missouri WORKS income tax benefits with 10-year EEZ property tax abatement of 50% of the increased property taxes.

For Details Email Bob Long at rlong@edckc.com
Mention 7714 Prospect Ave for full incentives list.

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