



IN-TOWN FLEX SPACE HISTORIC FIRE STATION BUILDING

1500 West 14th Street
Kansas City, MO 64102

Call Pat Dunn at
(816) 914-0071

to schedule a showing or learn
more about location



- Attention, Trades people!**
- ◆ In-town flex space with drive-in doors
 - ◆ Several separate garage spaces available on ground level
 - ◆ Building is in great shape with 7 private units/bays of different configurations ranging from 0.5 bay, 1 bay, 1.5 bay, 2 bay
 - ◆ Common area includes a hallway and a restroom
 - ◆ M2B zoning



Patrick Dunn
Vice President
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7260 West 162nd Terrace
Overland Park, KS 66085
Office: 913-372-7270



**HIGHLANDS
REAL ESTATE**



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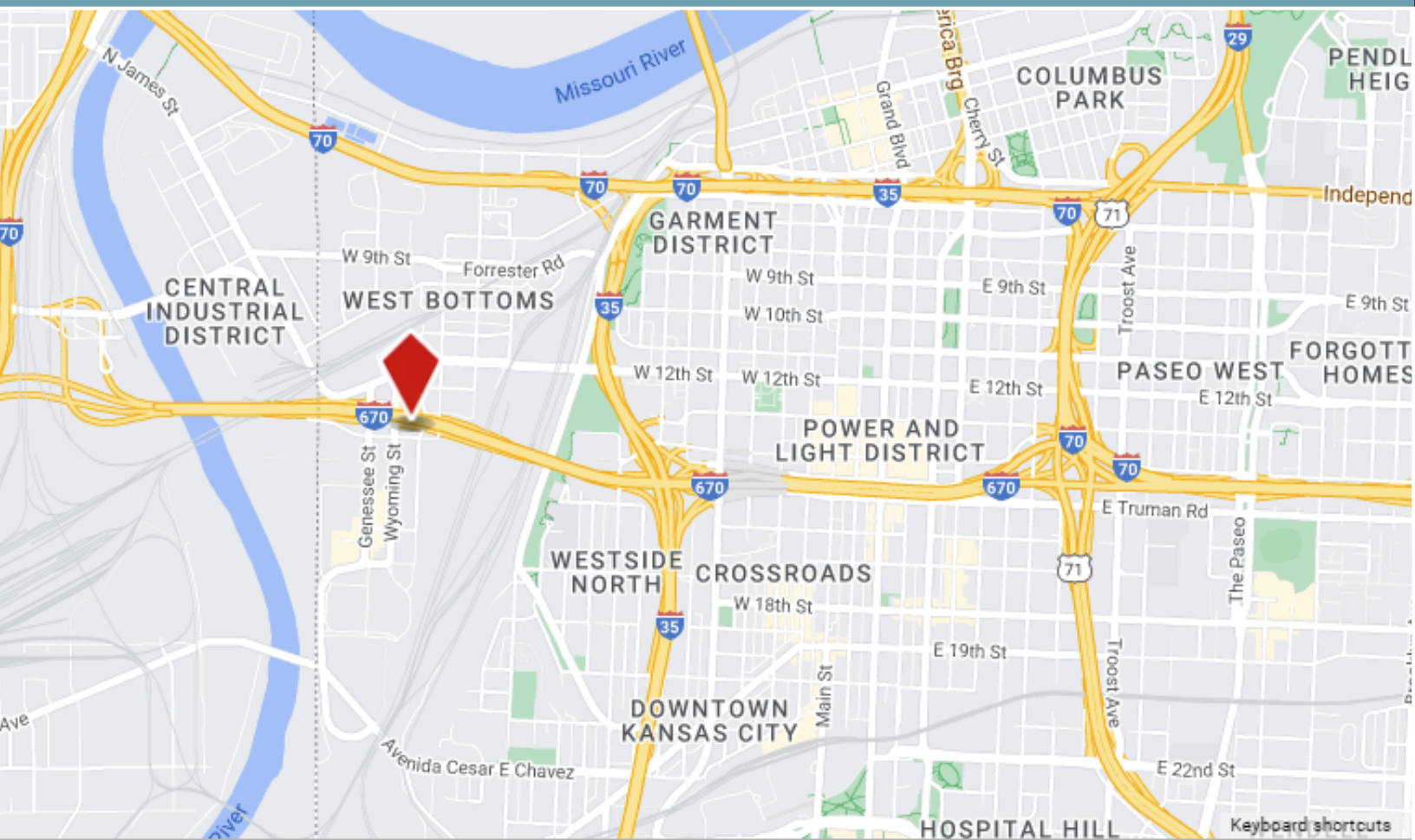


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CENTRAL DOWNTOWN LOCATION:

- Desirable West Bottoms area
- Close to Truck & Trailer Repair shop
- Right off Highway 670, minutes to downtown
- 30 minutes drive to the KC International airport



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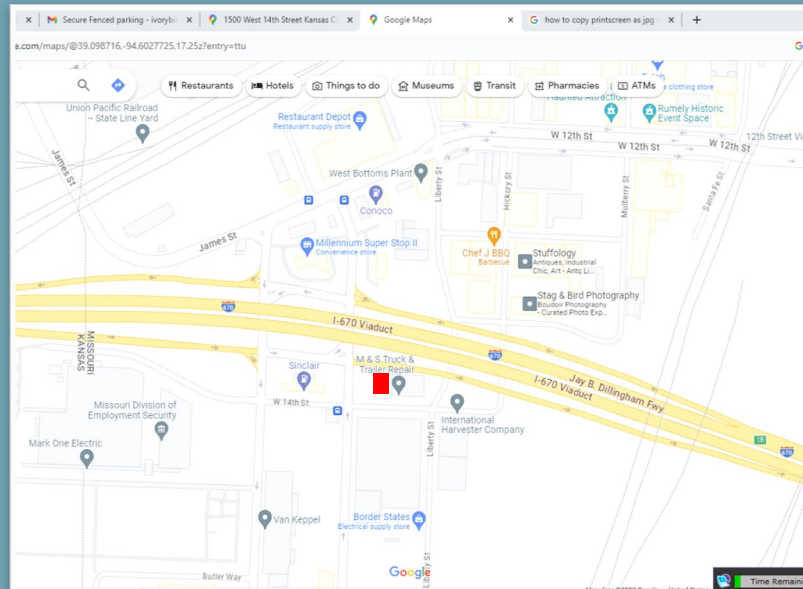
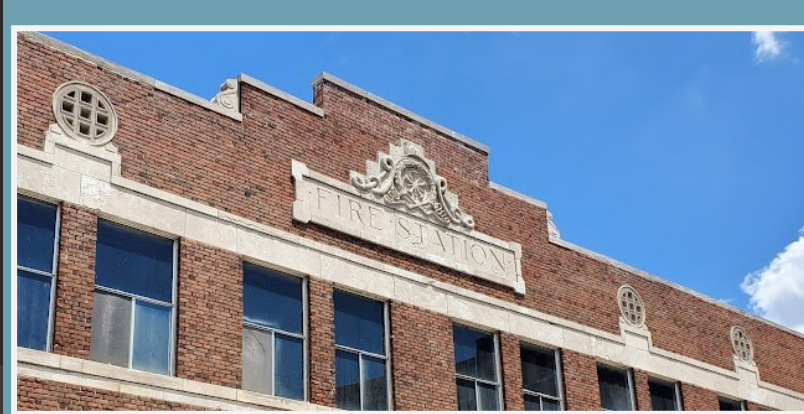


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BUILDING AREA



- ◆ Great for tradesmen and companies that need truck parking and shop space
- ◆ Electronic usage is individually metered in each private unit
- ◆ 0.5 bay is ~665 SF for \$895 + CAM
- ◆ Full bay is ~900 SF for \$1245 + CAM
- ◆ 1.5 bay is ~1700 SF for \$1495 + CAM
- ◆ 2 bay is ~ 2000 SF for \$1695 + CAM

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