



# **For Sale** 7th Street Portfolio

420 & 430 W 7th St. | Kansas City, MO 64105

**Redevelopment or owner-user opportunity**

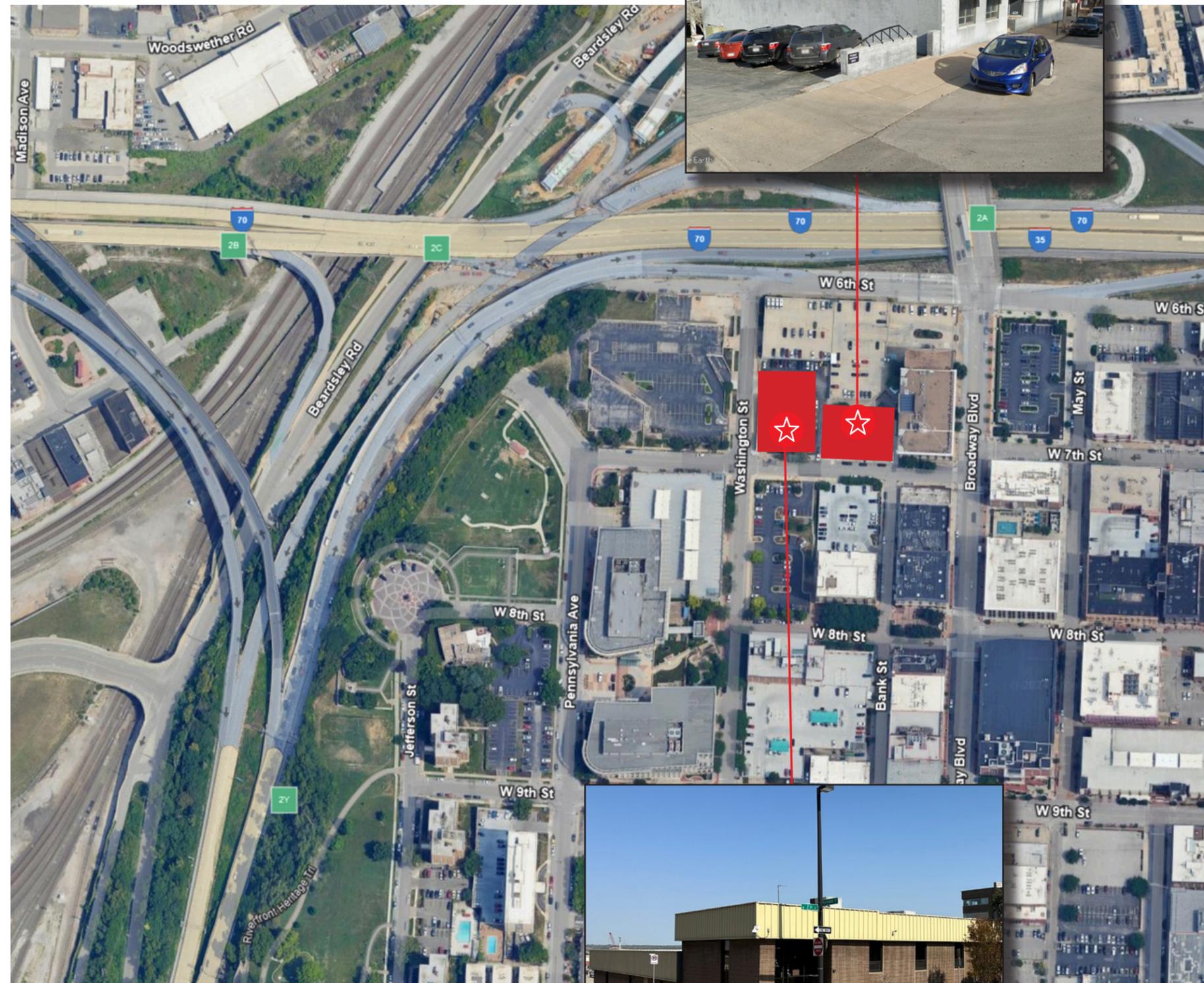
Jones Lang LaSalle Americas, Inc., a licensed real estate brokerage

## Property Details

PROPERTY NAME:	7th Street Portfolio
PROPERTY ADDRESS	430 & 420 W 7th Street, Kansas City, MO 64105
YEAR BUILT:	430 W 7th - 1983 420 W 7th - 1961
PROPERTY TYPE:	Improved land; Office; Two Buildings, two parcels
SITE AREA	0.83 AC Total 36,163.50 square feet
BUILDING AREA:	430 W 7 <sup>th</sup> - 15,000 SF 420 W 7 <sup>th</sup> - 19,200 SF
CONSTRUCTION:	Masonry
ZONING:	M1
DELIVERY:	Available immediately
SALE PRICE:	\$1,500,000

## Investment Highlights

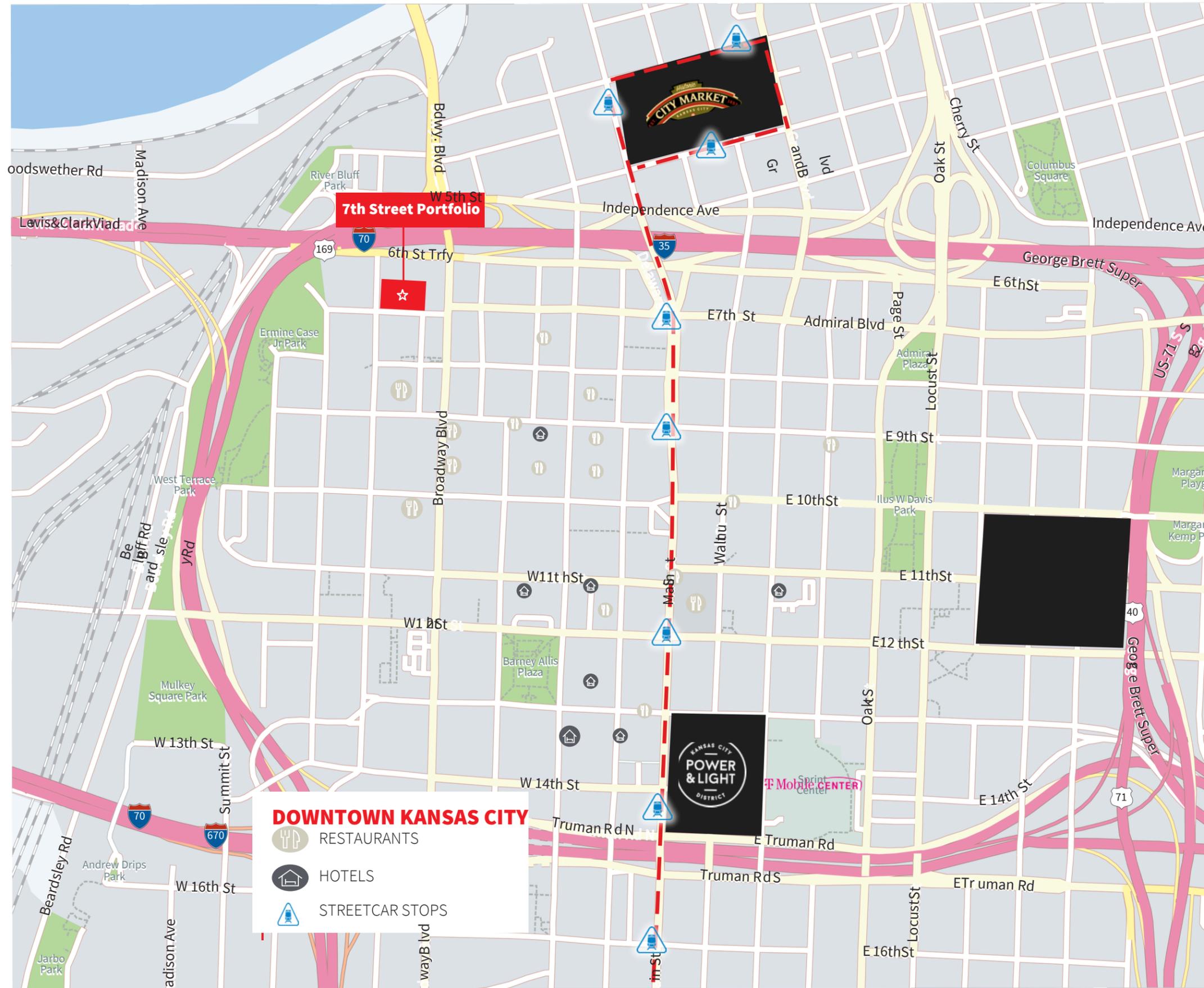
- Rare two-building redevelopment or owner-user opportunity
- Great highway access to I-35 and I-70 from inside the loop
- Located in the walkable and redeveloping Garment District
- 430 W 7th Street
  - » Currently occupied but will be vacated in the coming months
  - » Current build-out is for office use
- 420 W 7th Street
  - » Currently vacant; redevelopment opportunity
- Additional information can be provided by ownership by request





## Location

The Kansas City Garment District is located in downtown Kansas City, Missouri to the east of Quality Hill, across Broadway Boulevard. In the 1930s, several large clothing manufacturers clustered here, making Kansas City's garment district second only to New York City's in size. Its old industrial buildings have since been redeveloped into loft apartments, offices, and restaurants. Henry Perry, father of Kansas City-style barbecue, got his start in 1908 from a stand in an alley in the neighborhood.





# 7th Street Portfolio

420 & 430 W 7th Street, Kansas City, MO 64105

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