

# FOR SALE

5105 NW Waukomis Drive  
Northmoor, MO 64151



**Excellent Northland Location with NO Earnings Tax!**



**MIDWEST CAPITAL  
REALTY ADVISORS**  
Commercial Real Estate Services

**Richard Lanning, SIOR, CPM, CCIM**  
**Midwest Capital Realty Advisors**  
(816) 769-5507  
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## HIGHLIGHTS

**AVAILABLE:**  
10,559± SF Building

**RENOVATION:**  
2023 Partial Renovation

**USE:**  
Adaptive reuse property perfectly suited for a range of uses, including office space, service businesses, retail, daycare, educational institutions, religious gatherings and many more.

**SALE PRICE:**  
\$715,000

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, prior sale or lease or withdrawal without notice.

# PROPERTY DATA SHEET

5105 NW Waukomis Drive, Northmoor, MO 64151



Midwest Capital Realty Advisors presents a versatile, renovated property in the Kansas City Northland, strategically located at the southeast quadrant of I-29 and Waukomis Drive. Just 5 miles from Kansas City's central business district, Northmoor offers direct access to I-29, I-635, and Highway 169, plus a notable advantage—no earnings tax, unlike Kansas City.

Originally constructed as a two-building church facility in 1970 with a 1990s connector addition, this 10,599± SF property offers flexible spaces for adaptive reuse. The north building features 6,063± SF of classrooms and office space, while the south building includes a sanctuary, kitchen, and additional rooms with a fully finished walkout basement, totaling 3,996± SF. Renovated in 2023, the layout is

ideal for office, retail, daycare, school, religious gatherings, or other commercial uses.

Situated in the dynamic Kansas City North submarket, Northmoor and nearby communities blend suburban appeal with city access, attracting young professionals, families, and retirees. The area offers highly regarded schools, diverse housing, shopping, dining, and recreation. Employment opportunities abound in healthcare, education, manufacturing, and tech, fostering a thriving local economy.

Discover the potential of this refreshed property designed to support a wide range of business needs in one of Kansas City's most desirable locations.

<b>ADDRESS:</b>	5105 NW Waukomis Drive Northmoor, MO 64151	<b>LAND AREA:</b>	T-B-D by Seller prior to closing
<b>TOTAL SF:</b>	10,599± SF	<b>ACCESS:</b>	Easy access to I-29, I-635, and Highway 169
<b>YEAR BUILT:</b>	±1970 & 1990's	<b>2023 RE TAXES:</b>	\$10,440.17 – subject to change with lot split
<b>CONSTRUCTION:</b>	Wood Frame Buildings	<b>HVAC:</b>	100% central HVAC
<b>ZONING:</b>	Commercial	<b>SALES PRICE:</b>	\$715,000
<b>PARKING:</b>	±33 plus shared parking w/Seller	<b>OTHER:</b>	Excellent Northland location with NO earnings tax

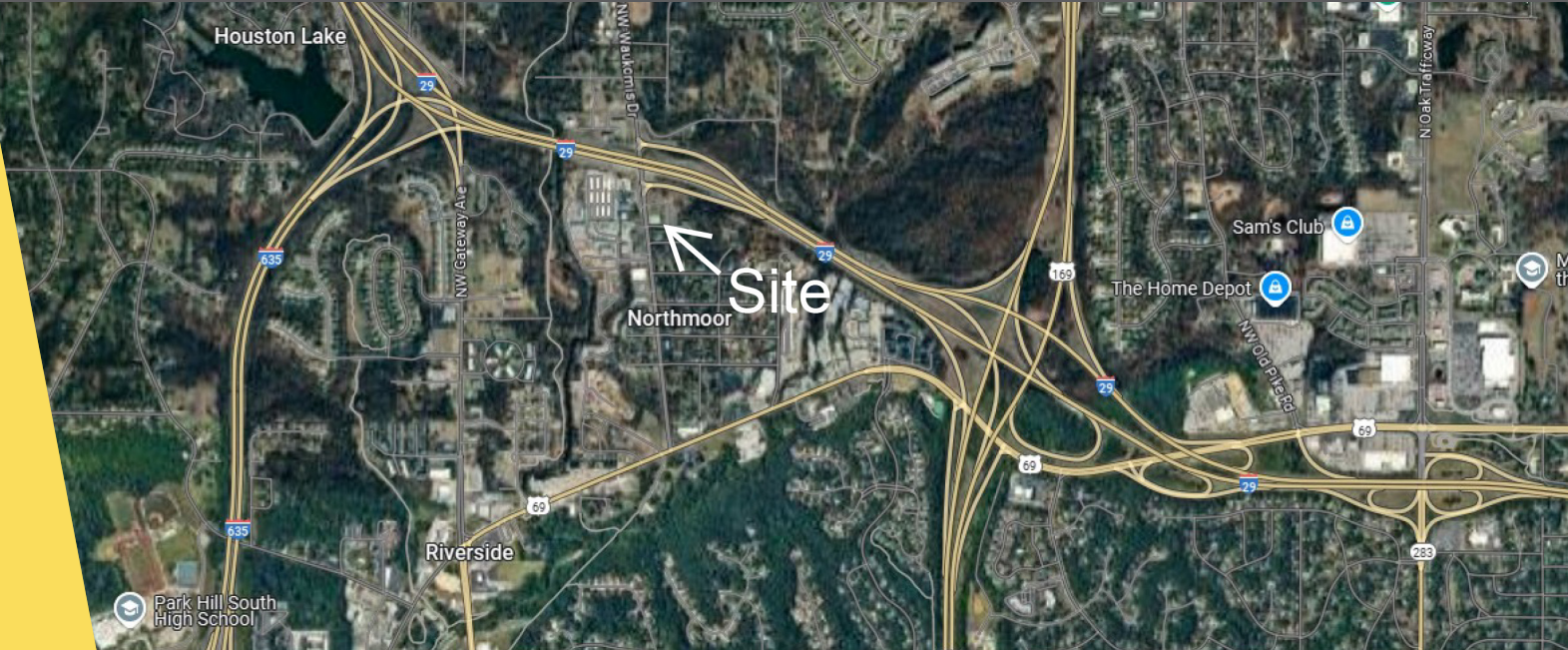


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# AERIAL MAP

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