



FOR SALE

**15,210 Square Foot
Three Story Restaurant / Bar / Retail**

**1611 Genesee
Kansas City, MO**



Pat Murfey
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Shawnee Mission, KS 66202
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KCEvergreen.com

- **I-70 / I-635 Access to the Metro**
- **Evolving Historic West Bottoms**
- **Exposed Brick and Wood Structure**
- **12' - 8" High Ceiling at the First Floor**
- **Existing Restaurant & Bar Equipment**

Location Aerial



Site Aerial

EVERGREEN
Real Estate Services

1611 Genessee is a 15,210 square foot, three story building located in the vibrant Historic West Bottom's Livestock Exchange District. Construction materials include concrete floors and iron columns at the first floor, exposed brick walls, timber columns on the second and third floors and exposed timber joist and flooring at upper floors. The building benefits from retaining the original decorative tin ceilings thru much of the building. This property consist of a 2,150 Sq Ft first floor restaurant / bar, 2,920 Sq Ft first floor event space and 5,070 square foot third floor. The building features solar panels on the roof to supplement the electrical service.

We're starting to see critical mass in the West Bottoms. With the Hy-Vee Arena, we're going to see a lot of people coming in and out of the area. The restaurant and entertainment facilities are also going to attract the residential occupants of the new apartments adjacent to the Livestock Exchange Building, aThe Yards Apartments and the \$68 million 250 market-rate West Bottoms Flats apartments at 9th & Wyoming.

Recent Area Infrastructure Improvements Include:

- St. Louis Street Bridge Replacement
- 23rd Street Viaduct Repairs
- Storm Sewer Replacement – Phase 1
- 12th Street Viaduct Repair – Phase 1 & 2
- Beardsley Road Bridge Replacement
- Development of the Riverfront Heritage Trail

2013 Photo of the
First Floor



2013 Photo of the
Second Floor



Exterior Photo from
2013

EVERknowledgeable
 EVERresponsive
 EVERhonorable
 EVERGREEN.

Property Features

Building Size in SF	15,210
Building Dimensions	40' x 126'
Total Acres	0.12
Year Built	1880s
Construction Material	Brick & Wood / Steel & Timber Columns
Roof	Composite
Floor	Concrete at 1st Fl / Wood at 2nd & 3rd
Clear Height in Feet	12' - 8" at 1st Fl / 10' at 2nd & 3rd Floors
Column Spacing	13' E - W x 19' - 10" N - S
Dock-High Loading	<input type="checkbox"/> NA
Van-High Loading	<input type="checkbox"/> NA
Drive-In Loading	<input type="checkbox"/> NA

Building Systems

Sprinkler	NA
Floor Drains	Yes
HVAC	Central Gas Fired / Three 5 Ton AC Units
Lighting	Fluorescent
Electrical	600 Amp / 240 Volt / 3 Phase / Solar Panels on Roof

Site

Parking	On the Street
Zoning	M3-5 - Heavy Industrail
Floodplain	Protected
Access	I-635 / I-70 / 12th Street Viaduct / Cesar Chavez

Pricing

Lease_Type		Space Information:	<u>Size (sf)</u>	<u>Rate</u>
and/or		E 1st Floor	3,150	
Sale Price	\$1,300,000	W 1st Floor	2,290	
		2nd Floor	5,070	
		3rd Floor	5,070	

1611 Genessee
 Kansas City MO 64102

County: Jackson

Taxes:

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at
 Evergreen for more information**

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