## FOR SALE

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

### 1611 Genesee Kansas City, MO



EVERGREEN

Real Estate Services

Pat Murfey 913.951.8402

7021 Johnson Drive Shawnee Mission, KS 66202 913.562.5600

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



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			
<b>Construction Material</b>	Brick & Wood / Steel & Timber Columns			
Roof	Composite			
Floor	Concrete at 1st FI / Wood at 2nd & 3rd			
Clear Height in Feet	12' - 8" at 1st FI / 10' at 2nd & 3rd Floors			
Column Spacing	13' E - W x 19' - 10" N - S			
Dock-High Loading	NA			
Van-High Loading	NA			
Drive-In Loading	NA			

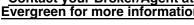
Building Systems				
ΝΑ				
Yes				
Central Gas Fired / Three 5 Ton AC Units				
Fluorescent				
600 Amp / 240 Volt / 3 Phase / Solar Panels on Roof				

Site				
Parking	On the Street			
Zoning	M3-5 - Heavy Industrail			
Floodplain	Protected			
Access	I-635 / I-70 / 12th Street Viaduct / Cesar Chavez			
Pricing				
- -	Space Information: Size (sf) Rate			

Lease_Type	Space Information:	Size (sf)	<u>Rate</u>
and/or Sale Price \$1,300,000	E 1st Floor	3,150	
	W 1st Floor	2,290	
	2nd Floor	5,070	
1611 Genessee Kansas City MO 64102	3rd Floor	5,070	
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



**KCEvergreen.com** 913.562.5600 7021 Johnson Drive Mission, KS 66202



Pat Murfey Pat@KCEvergreen.com