

# 3125 MAIN STREET

Kansas City, MO

INFILL OPPORTUNITY  
ON STREETCAR LINE!



Close proximity to numerous  
retail amenities



Minutes from the new Main St.  
Streetcar extension



Development opportunity in  
active Midtown submarket



CBRE

FOR SALE

# OFFERING HIGHLIGHTS

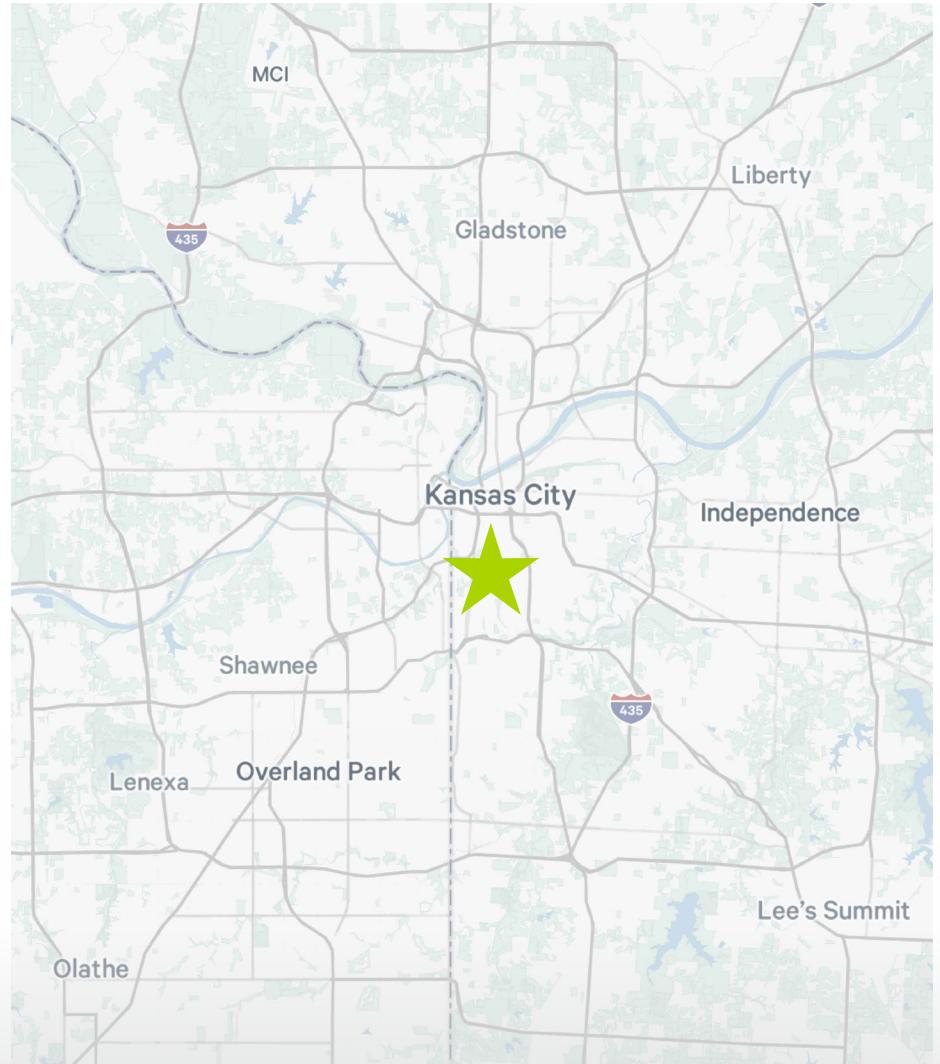


## OFFERING SUMMARY

<b>Address:</b>	3125 Main Street, Kansas City, MO
<b>Site Size:</b>	± 1.77 Acres (± 77,101 SF)
<b>Zoning:</b>	B4-5 (Heavy Business/Commercial) R1-5 (Residential)
<b>Future Land Use:</b>	Mixed-Use Neighborhood, Residential Medium Density
<b>RE Taxes:</b>	\$34,915 (\$0.45) PSF
<b>Sale Price:</b>	\$2,500,000 (\$32.43 PSF)

## OFFERING OVERVIEW

- Rare redevelopment opportunity with immediate access to new KC Streetcar stop at 31st & Main
- Highly Visible Location in a heavily trafficked corridor
- Surrounded by significant re-development projects in Midtown KC
- Utilities Available
- Potential for incentives



3125 Main Street | Kansas City, MO



Exclusive Agents:



## **Joe Giwa**

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**CBRE**