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## Property Client Full

**11810 Blue Ridge Boulevard, Kansas City, MO 64134**  
 MLS#: **2597609** Status: **Active**  
**Commercial**  
 Area: **203 - South K.C. Mo/Grandview Area**

L Price: **\$1,250,000**  
 County: **Jackson**



Type: **Retail**  
 Use: **Bar/Tavern/Lounge, Liquor Store, Srvc-Professional**  
 Tot SF: **7,314** # Stories: **1** Zone: **C-1**  
 Min SF: **1,241** Max SF: **3,748** Brk ID: **KCH 01**  
 Lsz: **59,163 - Square Feet** Agt ID: **KNOWLES**  
 Name:  
 L/S: **Sale**  
 Age: **51-75 Years** Yr Blt: **1960**  
 Legal: **SEC-12 TWP-47 RNG-33 BEG AT A PT ON NLY R/W LI BLUE RIDGE BLVD EXT 542.41' SWLY OF SW COR GRANDVIEW PARK ADD TH NWLY 310.15' TO SLY ROW K C SOUTHERN R R TH SWLY ALG SD LI 65.98' TH SELY TO NLY LI BLVD TH NELY ALG SD LI 65.98' TO POB**

### General Information

Leased: <b>No</b>	Curr Lse:	Flood:	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: <b>City Street, Main Thoroughfare</b>		Occupy: <b>Other</b>	
Parking: <b>Garage, Parking Lot, Paved Area</b>		Location: <b>Free Standing</b>	Streets:
Utilities: <b>220v Service</b>		City Limits:	
Interior:			
Exterior:			
Security:			
Accessibility:			
Maint Pr:			
Ceiling Height:			

### Remarks & Directions

**Prime Redevelopment Opportunity: Portfolio of 3 Properties on Blue Ridge Blvd Exceptional Investment Opportunity on Over 1 Acre of High-Visibility Land Near HWY 49 Located on 59,163 square feet along the bustling Blue Ridge Blvd and conveniently close to HWY 49, this package is ideal for investors, developers, or business owners seeking redevelopment opportunities. Buy one, or maximize your value by purchasing all three for the best deal! Property Details**

- **11810 Blue Ridge Blvd:** • Formerly a State Farm office, this property features 2,778 square feet of interior space, a one-car garage, and sits on a spacious 19,588 square foot paved lot. The layout is suitable for office, retail, or service use, and is ready for your vision.
- **11116 Blue Ridge Blvd:** • This 4,316 square foot bar/lounge boasts a turnkey setup, including a kitchen, a second bar area, and a desirable 1 AM liquor license. The 24,917 square foot paved lot provides ample parking and flexibility for expansion. Ideal for hospitality entrepreneurs looking to hit the ground running.
- **11818 Blue Ridge Blvd:** • A 1,746 square foot liquor store positioned on a 19,602 square foot paved lot, fully equipped with retail and storage coolers. Ready for immediate retail operation or repurposing to suit your needs.

**Additional Features**

- Pole signs for each property enhance visibility and signage options.
- Billboard included in the sale, offering additional advertising potential.
- All roofs are reported to be in good condition per Seller.

**Location Highlights**

- High-traffic Blue Ridge Blvd corridor ensures maximum exposure.
- Easy access to HWY 49 for regional connectivity.
- Ample paved lots for parking, expansion, or redevelopment.

**Investment Opportunity** Whether you're seeking a single property for your business or a strategic portfolio for Secure your position on Blue Ridge Blvd and take advantage of this exceptional opportunity to invest in a rapidly growing area.

Directions: **From Hwy 49 at Blue Ridge Blvd, Go east on Blue Ridge Blvd, properties on the north side of Blue Ridge Blvd.**

### Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<b>Business Opp</b>
Ofc SF:	<b>1,241</b>	Bs Yr:		Allow:			<b>Bar/Tavern/Lounge,</b>
Whs SF:		U-R:	<b>Rentable</b>				<b>Liquor Store</b>
Clr Ht:	<b>8</b>	Allow:				Includes:	<b>Real Estate</b>
#Drv In:	<b>1</b>					# Empl:	
#Dock:	<b>0</b>					Open:	
Dock Type:							
Dr Ht:							
Rail:							
Allow:							

### Financial Information

Will Sell: **Cash, Conventional, Other** HOA: **/**

Tax: **\$17,849**      Spc Tax: **\$0**      Total Tax: **\$17,849**      Tax Comm:

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11810 Blue Ridge Boulevard, Kansas City, MO 64134

MLS #: 2597609



11810 Blue Ridge Blvd  
Liquor store



11810 Blue Ridge Blvd Liquor store  
Liquor store front counter



11810 Blue Ridge Blvd  
Liquor store



11810 Blue Ridge Blvd Liquor store  
Liquor store front counter

11810 Blue Ridge Boulevard, Kansas City, MO 64134

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11810 Blue Ridge Blvd  
Liquor store cooler



11810 Blue Ridge Blvd Liquor store



11810 Blue Ridge Blvd Liquor store



11810 Blue Ridge Blvd  
Liquor store cooler



11810 Blue Ridge Blvd Liquor store



11810 Blue Ridge Blvd rear of building  
Liquor store rear of building

11810 Blue Ridge Boulevard, Kansas City, MO 64134

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11810 Blue Ridge Blvd  
Liquor store sign



Billboard included in sale



11816 Blue Ridge Blvd Bar / Lounge



11816 Blue Ridge Blvd Bar / Lounge Bar area



11816 Blue Ridge Blvd Bar / Lounge Bar area

11810 Blue Ridge Boulevard, Kansas City, MO 64134

MLS #: 2597609



11816 Blue Ridge Blvd Bar / Lounge VIP



11816 Blue Ridge Blvd Bar / Lounge kitchen



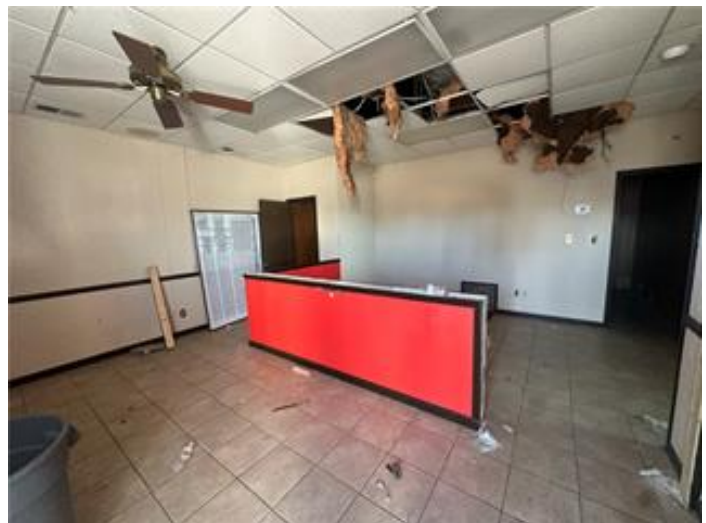
11816 Blue Ridge Blvd Bar / Lounge cooler



11816 Blue Ridge Blvd Bar / Lounge



11818 Blue Ridge Blvd



11810 Blue Ridge Boulevard, Kansas City, MO 64134

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11818 Blue Ridge Blvd office



11818 Blue Ridge Blvd  
Drive in window



11818 Blue Ridge Blvd office



11818 Blue Ridge Blvd



11818 Blue Ridge Blvd  
with fireplace



11818 Blue Ridge Blvd

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11818 Blue Ridge Blvd



11818 Blue Ridge Blvd pole sign