

FOR SALE

3212 INDEPENDENCE AVE

3212 INDEPENDENCE AVE, KANSAS CITY, MO 64124



PAM PETERSON

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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 **CLEMONSLIFE.COM**

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OFFERING SUMMARY

Sale Price:	\$1,386,000
Lot Size:	0.32 Acres
Year Built:	1921
Building Size:	39,600
Price / SF:	\$35.00
Zoning	B3-2/IC0, R-2.5/IC0
Current Land Use	3120 - Light Industry / Storage / Distribution / Vehicle Sale/Service
Future Land Use	RMHD - Residential Medium-High Density

PROPERTY OVERVIEW

Introducing a rare investment opportunity in the Kansas City area - a distinguished 39,600 SF industrial/manufacturing facility. Built in 1921, the property embodies historical significance while offering ample opportunity to industrial purpose or redevelopment.

The building has five floors all featuring large open spaces around a central shaft with space for an elevator. A drive along the west side of the building provides access to the rear where there is the dock access into the basement level. Truly a unique, historic opportunity to renovated and redevelop withing a thriving neighborhood.

PROPERTY HIGHLIGHTS

- Conveniently positioned within walking distance to bus stop along Route 24 connecting downtown Kansas City to Independence
- Located in the Paseo Gateway/Northeast Opportunity Zone and the Scarritt Renaissance Urban Renewal Area
- Potential for customization and modernization

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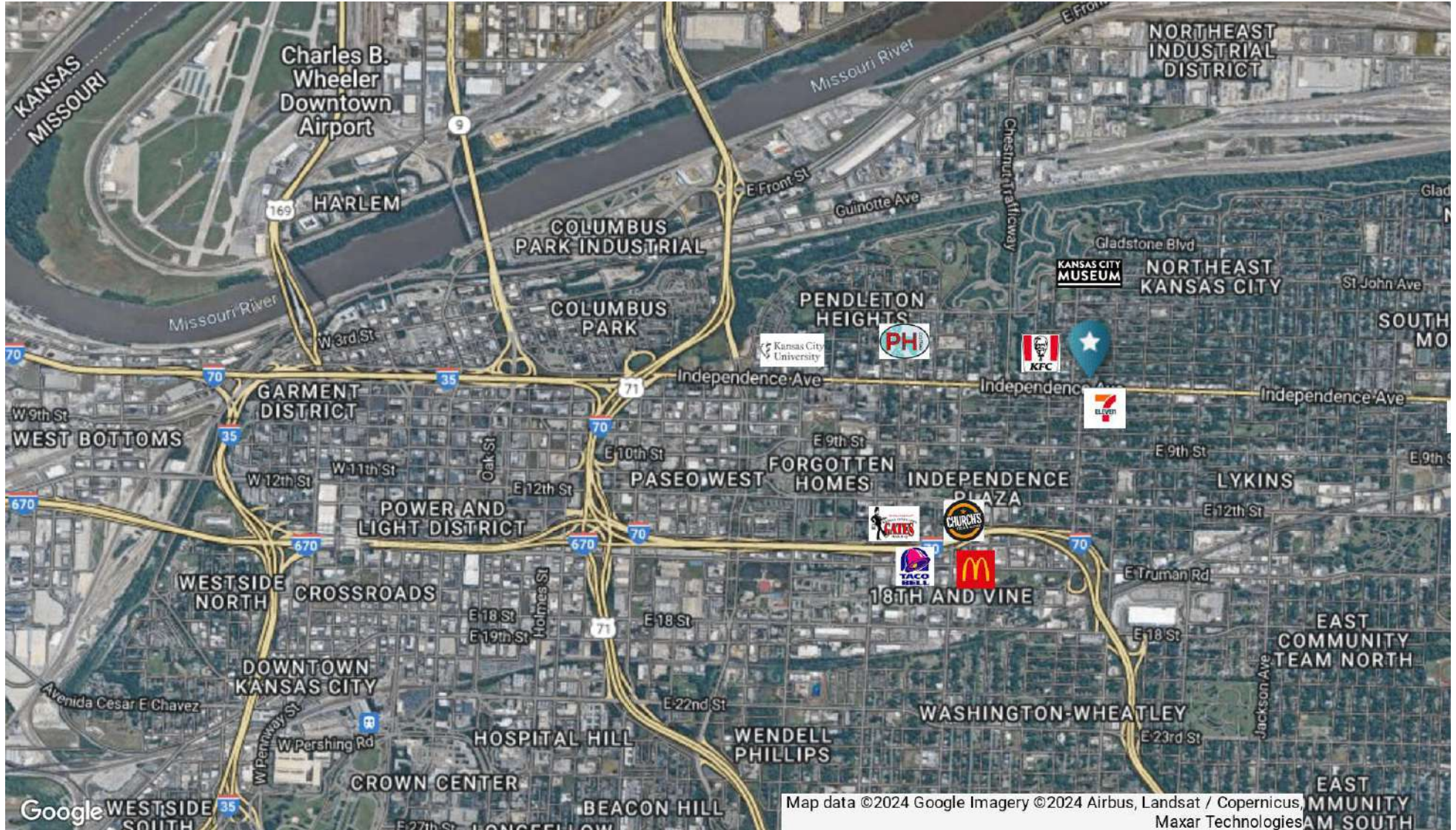
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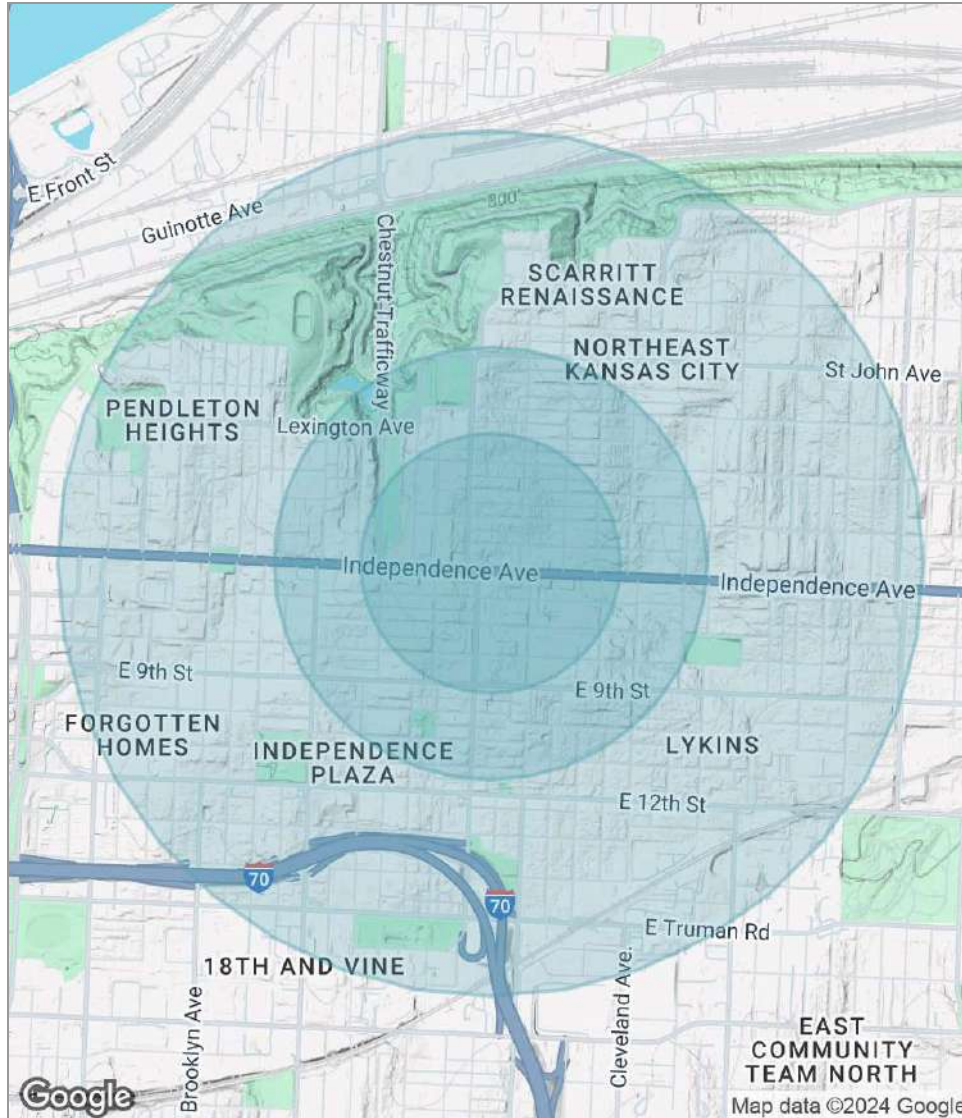
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	2,355	6,415	17,766
Median age	35	35	34
Median age (Male)	36	35	34
Median age (Female)	35	34	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	872	2,235	6,389
# of persons per HH	2.7	2.9	2.8
Average HH income	\$53,496	\$54,619	\$53,800
Average house value	\$207,389	\$191,859	\$204,303

* Demographic data derived from 2020 ACS - US Census

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