



AMINI'S GALLERIA

10306 TROUP AVE,
KANSAS CITY, KS 66111

PRESENTED BY:



BEN HASSINE
+1 913 562 7187
benhassine@kw.com

ISMAYIL MAMMADOV
+1 816 929 1332
ismayil.mammadov@kw.com

EXECUTIVE SUMMARY

SALES OVERVIEW

SALE PRICE: \$2,790,000

9800 SQUARE FEET ON 1.04AC LAND

BUILD IN 2003

EXISTING 2 DOCK-HIGH DOORS

WELL-MAINTAINED

TOURIST ATTRACTION AREA

PROPERTY HIGHLIGHTS

This beautiful retail building with bronze dome has one of the highest profiles in the Legends Outlets Tourism district in Kansas City, KS with over 22 millions visitors. The property is overlooking: Banana Republic, Coach, Express, Adidas, Nike, Gap, H&M, J.Crew, Tommy Hilfiger, Under Armour, Victoria Secrets, Cerner, Nebraska Furniture Mart, Cabela's, NASCAR, Kansas City Sporting Stadium, Destination Casino, and 100 other designer outlets, retail, dining and entertainment options. Property has plenty of redevelopment potential, it includes land and building can be expanded through addition of 2nd floor; Ideal for a user/investor to occupy..

PROPERTY DETAILS

SALE PRICE: \$2,790,000

Location Information

Building Name	Amini's Galleria
Street Address	10306 Troup Ave
City, State, Zip	Kansas City, KS 66111
County/Township	Wyandotte

Property Detail

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	CP2
Lot Size	1.04 Acres

Parking & Transportation

Parking Type	Surface
Number Of Spaces	43

Building Information

Building Size	9,800 SF
NOI	\$158,854
Cap Rate	5.69%
Price / SF	\$284.69
Year Built	2008
Building Class	B
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Average Floor Size	9,800 SF
Gross Leasable Area	9,800 SF
Load Factor	Yes
Construction Status	Existing

PROPERTY PICTURES



PROPERTY PICTURES



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LOCATION ANALYSIS

Nearby National Chains



Across the street from Nebraska Furniture Mart, Target, the massive Legends Kansas City Outlets which is a huge draw to the immediate area along with many tourist attractions such as the Kansas City Motor Speedway, T-Bones baseball stadium, Schlitterbahn water park and Great Wolf Lodge.

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Courteous treatment will make a customer a walking advertisement

Contact Information

BEN HASSINE

913-562-7187

BENHASSINE@KW.COM

ISMAYIL MAMMADOV

816.929.1332

ISMAYIL.MAMMADOV@KW.COM

www.CarthageRealtyGroup.com

4700 Belleview Ave, Suite 210

Kansas City, MO 64112

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