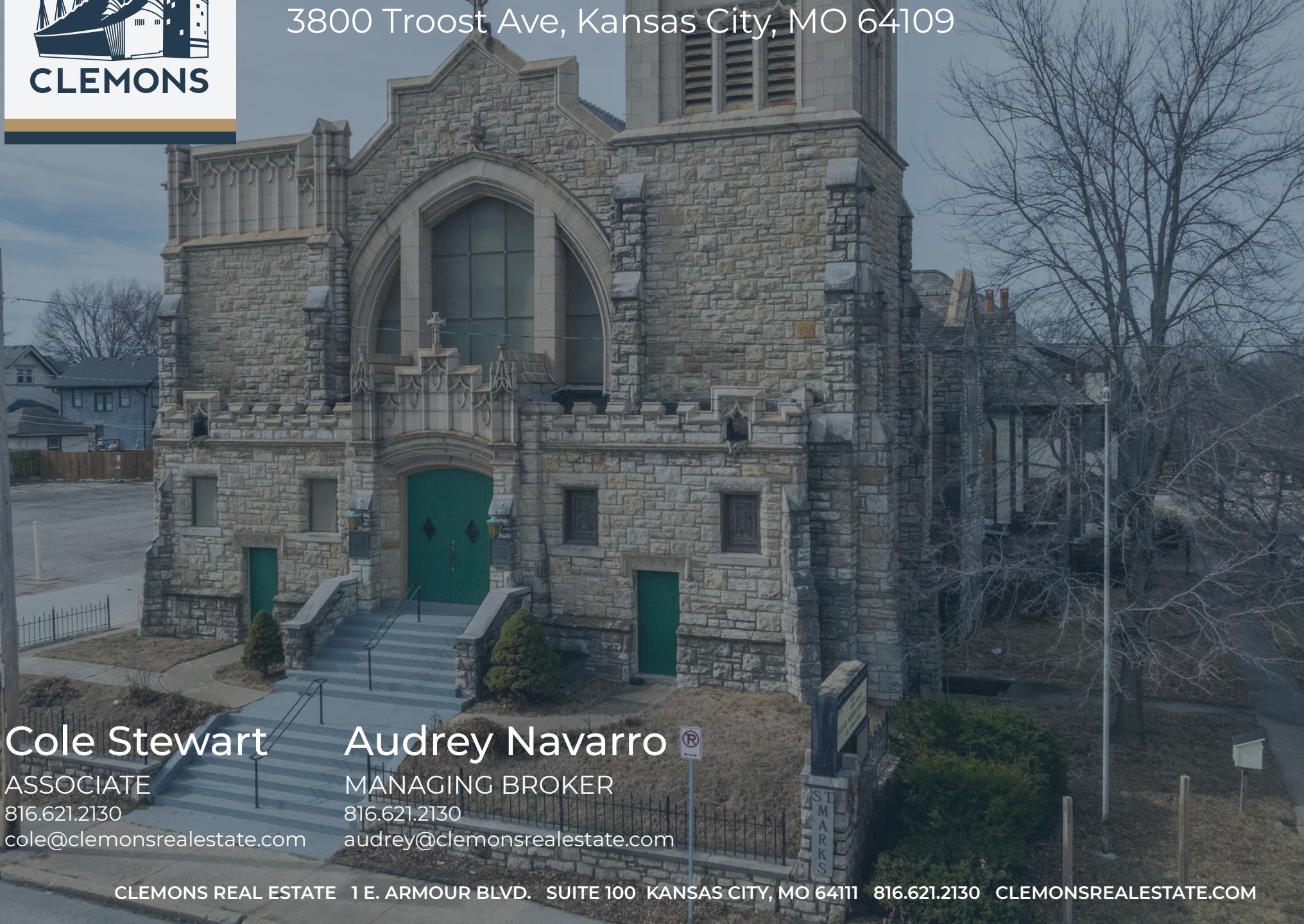




CLEMONS

3800 TROOST AVENUE

3800 Troost Ave, Kansas City, MO 64109



Cole Stewart

ASSOCIATE

816.621.2130

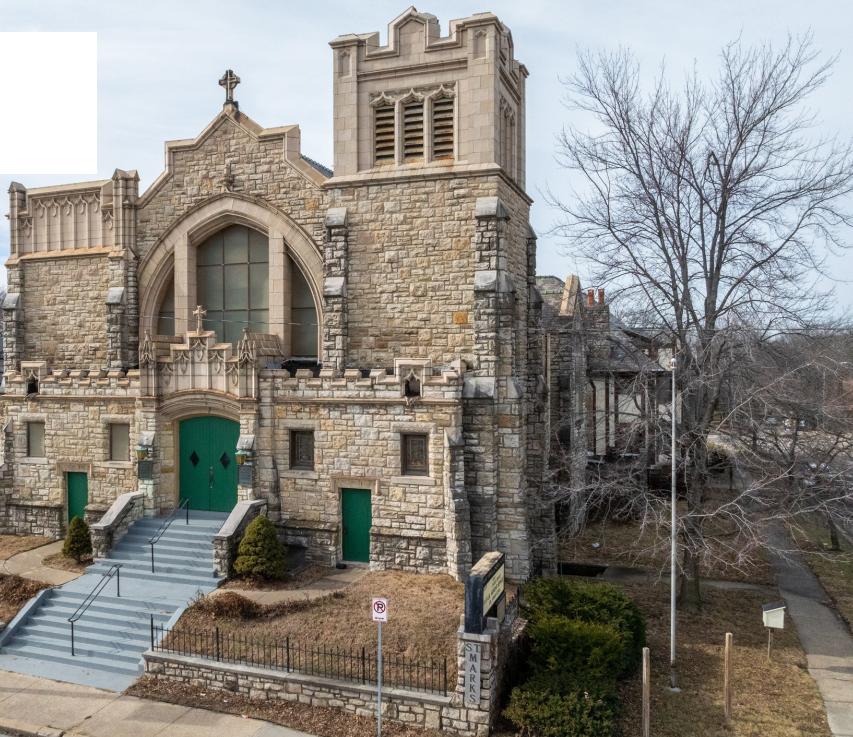
cole@clemonsrealestate.com

Audrey Navarro

MANAGING BROKER

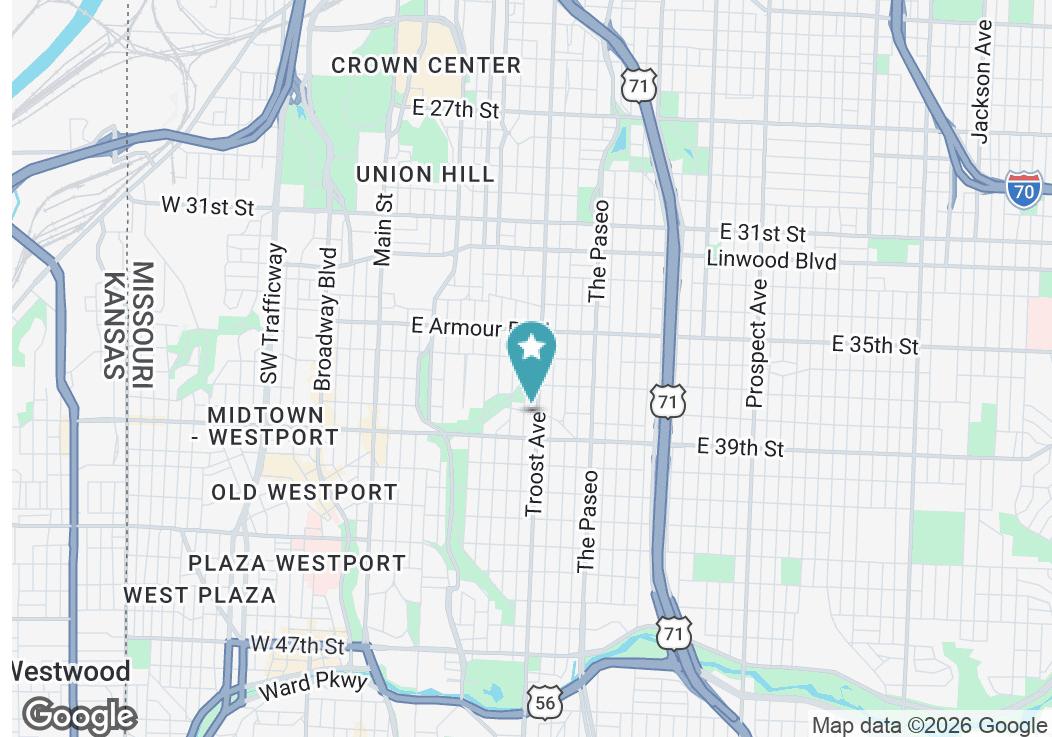
816.621.2130

audrey@clemonsrealestate.com



PROPERTY DESCRIPTION

Prime investment opportunity at 3800 Troost Ave, Kansas City, MO. This impressive 25,000 SF building, boasting a historic construction from 1916, is perfectly suited for prospective Office / Office Building investors. Zoned B3-2, the property offers a strategic location in the burgeoning Kansas City area. With its spacious layout and timeless architectural charm, this building provides ample potential for office space or commercial development. Don't miss the chance to capitalize on this landmark property and make your mark in the thriving business landscape of Kansas City.



LOCATION DESCRIPTION

Located along one of Kansas City's primary north-south corridors, offering strong connectivity to Midtown, Downtown, and the Country Club Plaza. The surrounding area includes a mix of residential neighborhoods, institutional users, and ongoing reinvestment along the Troost corridor, making the property well suited for religious, nonprofit, or adaptive reuse opportunities. With access to major arterial roads and public transit, the site provides a central, accessible setting for organizations or developers seeking to reposition an existing building within an established urban context.

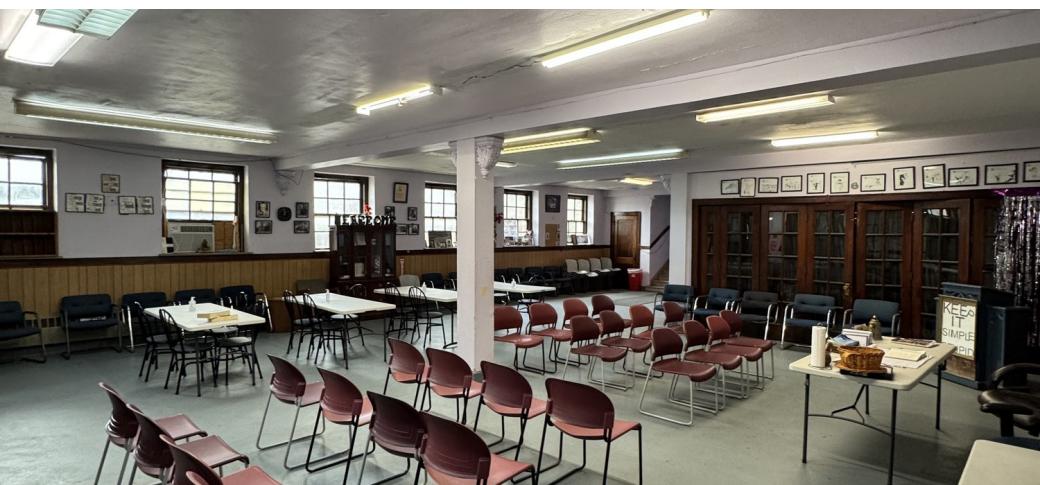
Offering Summary

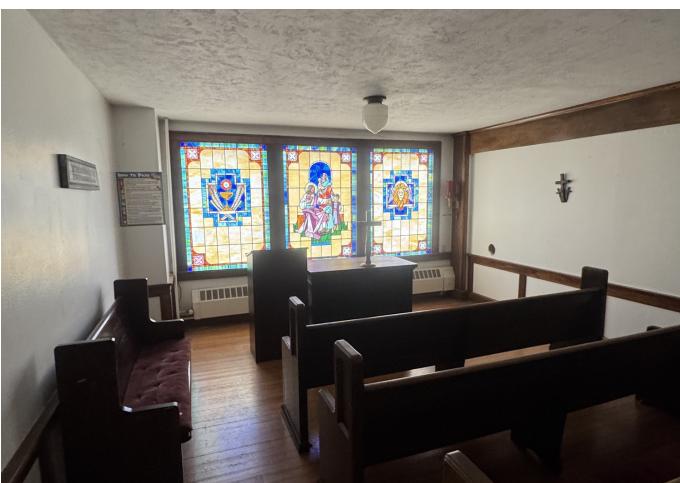
Sale Price:	\$895,000
Lease Rate:	Negotiable
Lot Size:	54,836 SF
Building Size:	25,000 SF



PROPERTY HIGHLIGHTS

- Approximately 25,000 SF building with spacious interiors and strong natural light
- Listed on the Kansas City Register of Historic Places
- Located in the historic Hyde Park neighborhood
- Flexible floor plates suitable for office, institutional, creative, or adaptive reuse
- High visibility along Troost Avenue with strong daily traffic counts
- Ample on-site parking for tenants and visitors
- Proximity to major transportation routes and downtown Kansas City
- Updated mechanical and HVAC systems
- On-site amenities including a full kitchen and multiple break rooms
- Zoned B3-2 allowing for a wide range of commercial uses





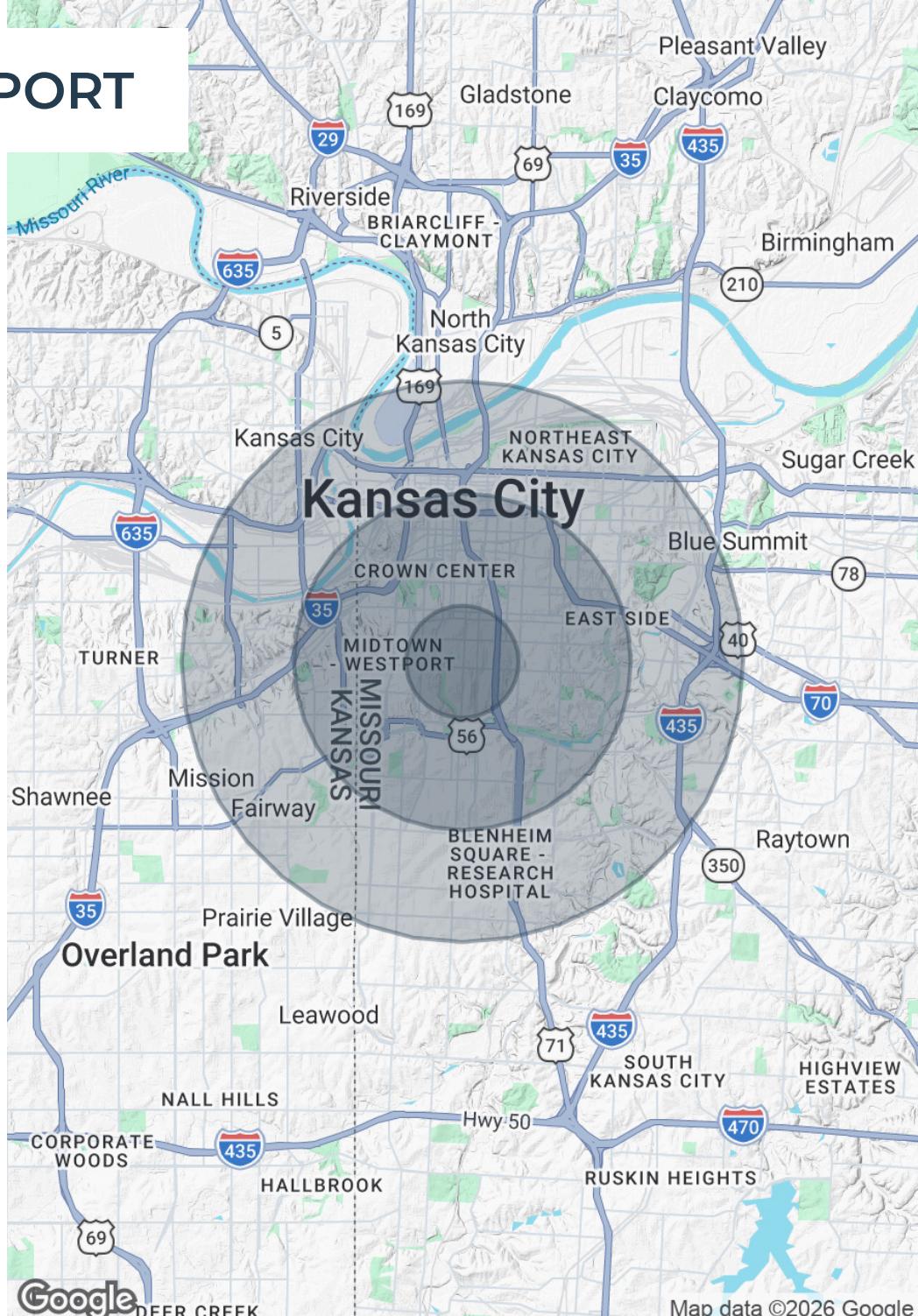
3800 TROOST AVE KANSAS CITY, MO 64109



DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	18,744	118,316	255,701
Average Age	37	39	38
Average Age (Male)	38	38	37
Average Age (Female)	37	39	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,906	57,354	113,507
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$77,788	\$87,384	\$87,727
Average House Value	\$317,150	\$320,575	\$296,936

Demographics data derived from AlphaMap



Map data ©2026 Google