

FOR SALE

**3215 Main Street
Kansas City, MO**

\$5,157,341 = 6% CAP



- **4,226 RSF** Vacancy - 1st Floor
- **1,051 RSF** Available - 2nd Floor
- **74** Free Surface Parking Spaces
- Building Signage
- **4** New Streetcar stops within **1** block of intersection (North & South) - Construction almost complete
- Additional Parking Income Potential from adjacent land owners who require more parking - Not included in Existing NOI calculations
- *Seller will Escrow for 2 Years of Rent and NNN's for 1st Floor Vacancy - Call Broker for details*

RUBENSTEIN REAL ESTATE CO., LC

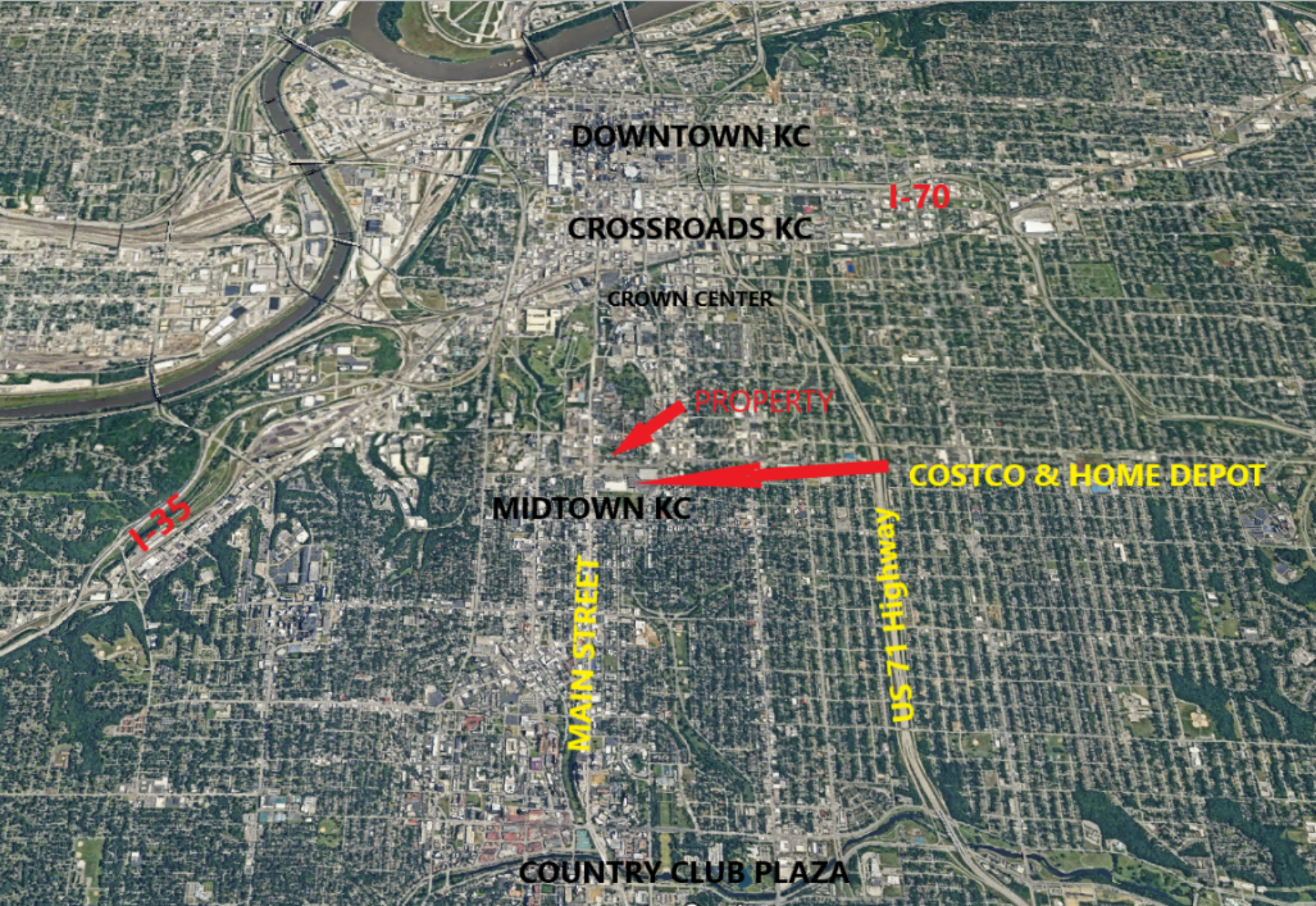
4400 Shawnee Mission Parkway, Suite 209
Fairway, KS 66205

Phone (913) 362-1999 | Fax (913) 362-1969

www.rubensteinre.com

DWIGHT MEDBERY III

dmed@rubensteinre.com



DOWNTOWN KC

I-70

CROSSROADS KC

CROWN CENTER

PROPERTY

COSTCO & HOME DEPOT

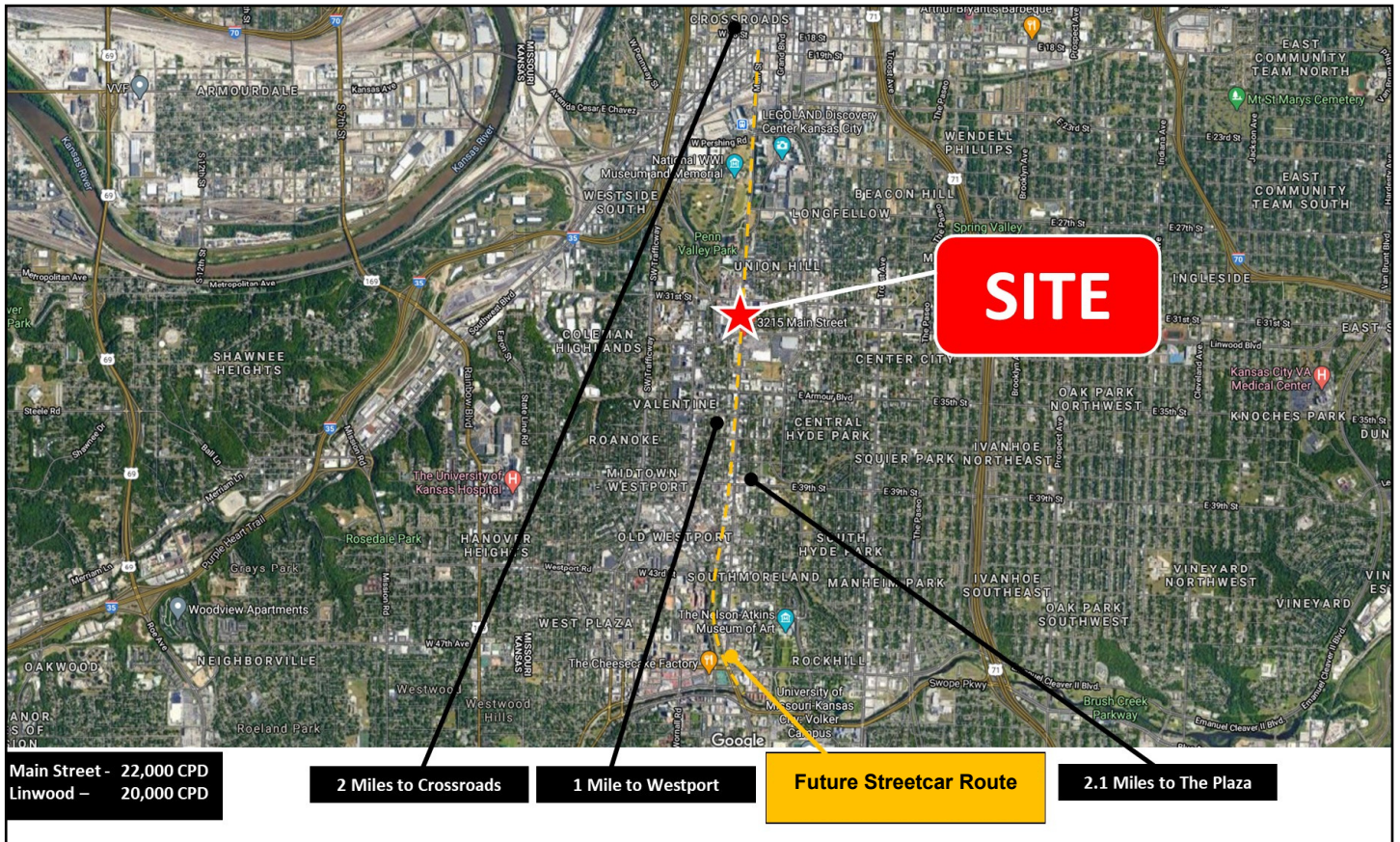
MIDTOWN KC

I-35

MAIN STREET

US 71 Highway

COUNTRY CLUB PLAZA



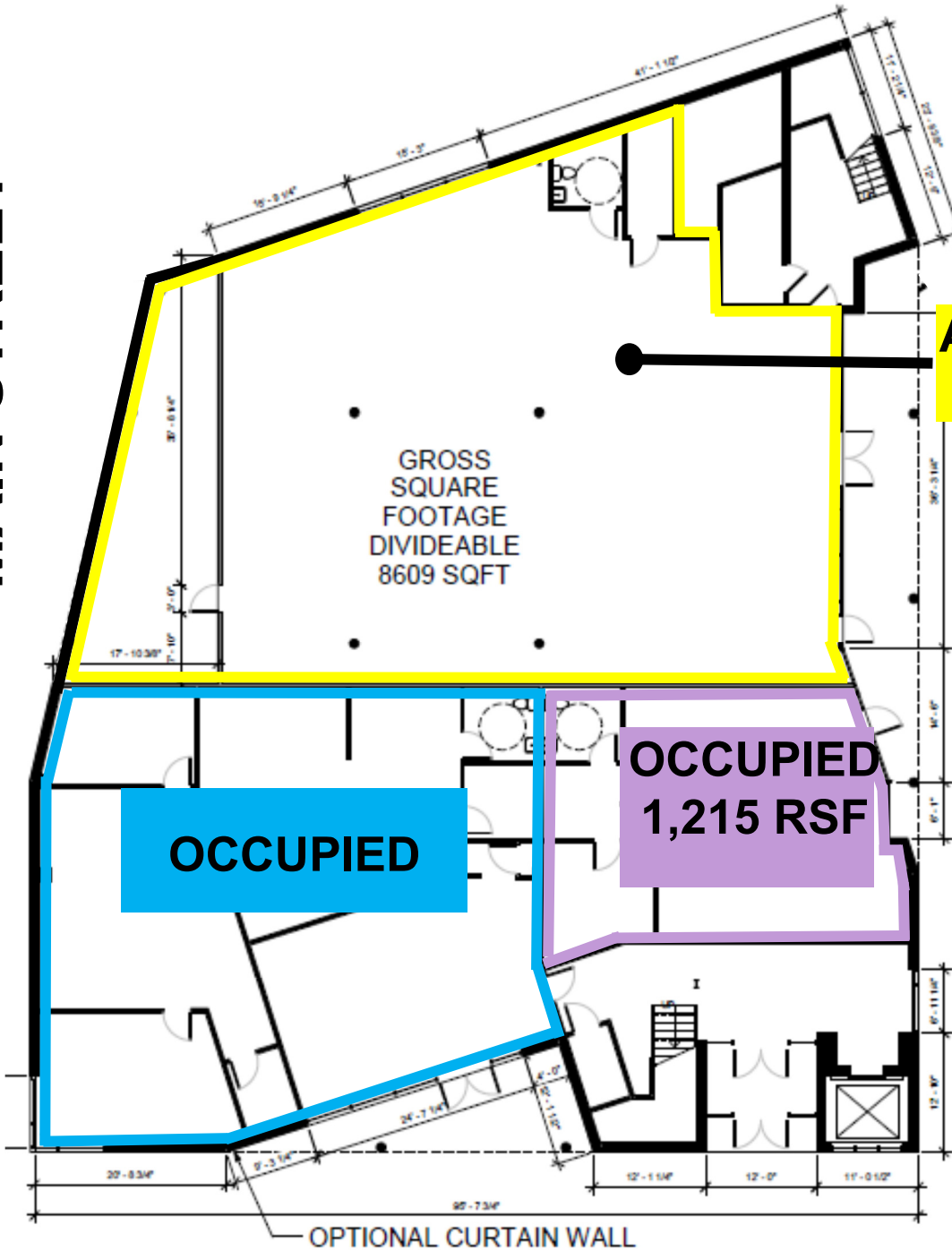
STREETCAR ROUTE



← LINWOOD →



↑ MAIN STREET ↓



**AVAILABLE
4,226 RSF
SELLER
ESCROW
SPACE**

OCCUPIED

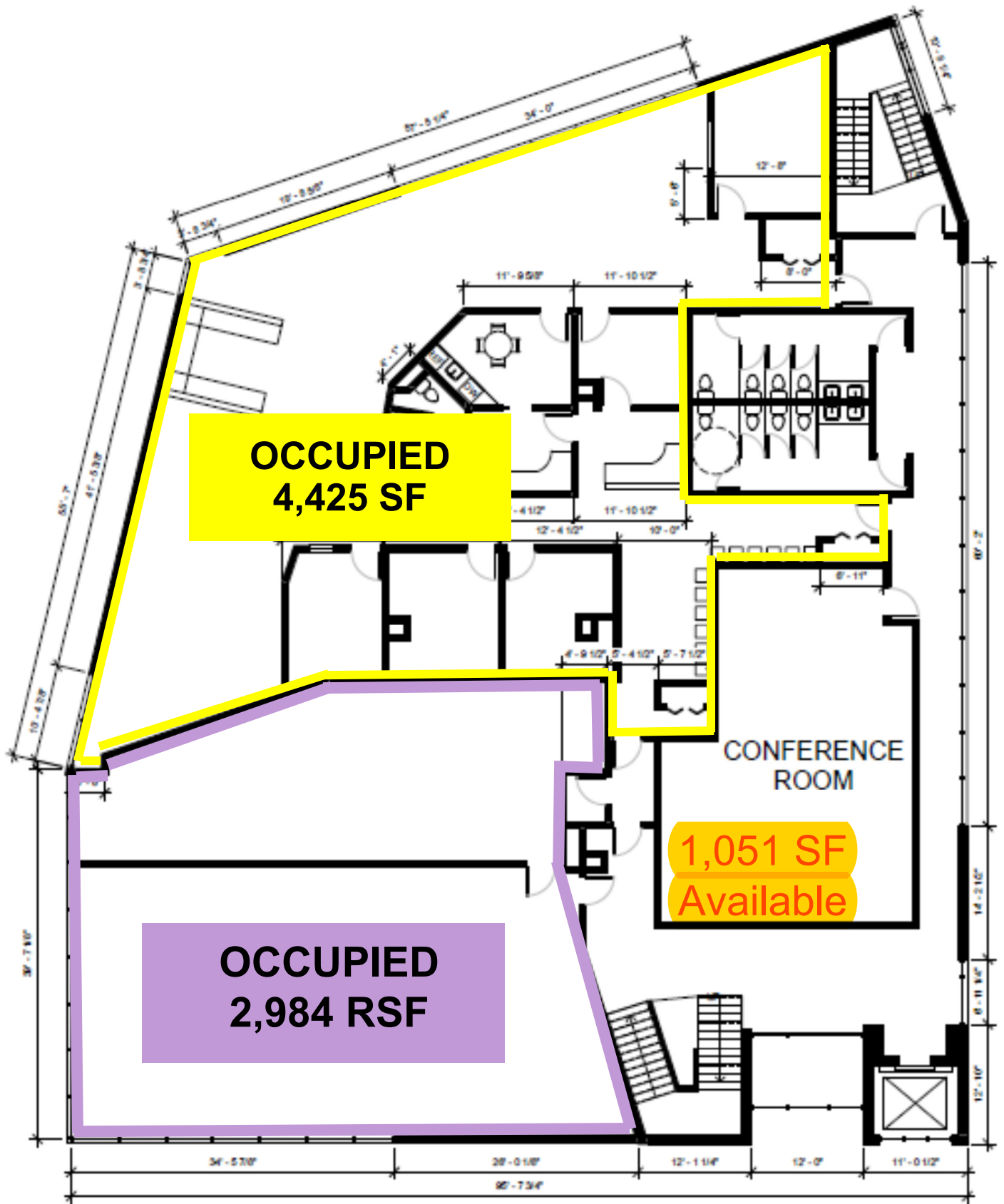
**OCCUPIED
1,215 RSF**

GROSS
SQUARE
FOOTAGE
DIVIDEABLE
8609 SQFT

OPTIONAL CURTAIN WALL

GROUND FLOOR
1/8" = 1'-0"

1st Floor



2nd Floor