



Property 360 Property View

453-463 S Thompson Avenue, Excelsior Springs, MO 64024

Listing

453-463 S Thompson Avenue, Excelsior Springs, MO 64024
 MLS#: **2543422** Status: **Pre MLS**
Commercial
 Area: **107 - East of I-35 & South of Hwy 92**

County: **Clay**

L Price: **\$495,000**



Name:		Type:	Retail
L/S:	Sale	Age:	76-100 Years
# Stories:	1	Yr Blt:	1930
Lsz:	.37 - Acres	Zoning:	C-2
Min SF:		Total SF:	8,129
Max SF:		Brk ID:	RMX 13
Use:	Other, Retail	Agt ID:	SIMMLLC

General Information

Leased:		Curr Lse:		Flood:	No	Cap Rt:	10.95
Op Exp:	\$4,625	Grs Inc:	\$58,800	Net Inc:			
Road:	City Street	Occupy:	Monthly, Tenant Occupied	Location:			
Parking:	On Street, Other	City Limits:	Yes	Streets:	Public Maint		
Owners:							
Utilities:	Electric, Gas, Sanitary Sewer, Water						
Interior:							
Exterior:	Display Window						
Security:							
Accessibility:							
Maint Pr:							
Ceiling Height:							

Listing Office Information

Show:	Appointment Only, Call Listing Agent, Schedule	MLS Active Date:	05/02/2025
Poss:	Close Of Escrow	List Dt:	05/01/2025
List Type:	Exclusive Right To Sell	Exp Dt:	11/02/2025
LO:	RE/MAX Area Real Estate	Spec Conds:	
LA:	SimmonsSales Team	Ofc Ph:	816-630-4000
Agt Email:	simmons.remax@gmail.com	Agt Ph:	816-630-4000
LA2:	Jake Simmons	Ofc Ext:	
LA Cap:	Designated Agent	Ofc Fax:	816-630-4974
Builder:		Agt Ph:	816-868-4692
Builder Plan:		Co-op:	Online
InternetList:	Yes	Spec Docs:	

Remarks & Directions

Incredible Investment Opportunity in Historic Downtown Excelsior Springs! Situated just steps from the iconic Elms Hotel & Spa and surrounded by walkable retail, dining, and brewery destinations, this multi-unit commercial property offers unmatched location, visibility, and income potential. The property includes five fully leased units totaling 8,129 SF (with potential for a sixth), all situated on 0.37 acres and zoned C-2 (General Commercial). Tenants operate on month-to-month leases with flexibility to convert to one-year terms if needed for lending purposes. Unit 461 is newly leased (May 2025) at \$900/month and also generates \$200/month additional income from container storage leased by neighboring Dubious Claims Brewery. Currently generating \$4,900/month (\$58,800/year), with a GRM of 9.43, the property sits under a single parcel ID with strong potential for future subdivision per unit. Utility Disclosure: Tenants are responsible for their own utilities with separate meters for most units, with the exception of Units 459 and 461, which share a water meter—averaging \$64/month, paid by the landlord and included in rent. Insurance premium is \$2,857/year and a tax abatement through 2030 is pending final correction with the county (projected under \$1,000/year). Investors and commercial buyers alike will appreciate the flexibility, visibility, and growth trajectory of Excelsior Springs' thriving downtown district.

Private Remarks - Showing Agt Info:

Showings by appointment only for qualified buyers and investors. Listing agent reserves the right to request proof of funds or prequalification prior to access. All showings must be scheduled through the listing firm—please do not approach tenants directly. Limited times are available via BrokerBay. Sundays are the most flexible day for showings, as all businesses are typically closed. The listing agent can be present for showings Monday through Saturday during operational hours to assist with access upon approval. All tenants operate on irregular business hours. The salon and tattoo parlor operate primarily by private appointment, and some storefronts may be conducting business during showings. If showing during these hours, agents and buyers are asked to respect all tenants, clients, and shoppers onsite. Listing agent may accompany all showings. Do not touch or disturb any tenant merchandise or equipment, including boutique inventory, salon products, or tattoo equipment. Appropriate care must be taken to re-secure the property after showings, with attention to tenant belongings and access points. Please review the Property Spotlight disclosure under Supplements—this detailed report addresses most common questions regarding unit data, lease structure, utilities, and zoning. All showing confirmations and questions must be directed to the listing agent. Submit all offers and contracts to simmons.remax@gmail.com.

Directions:

10 HWY East Through Excelsior Springs To S Thompson Ave Downtown Excelsior Springs (@ End Of Elms BLVD Intersection) Located On The Right/East Side Of S Thompson Ave

Business Information

<u>Industrial</u>		<u>Office</u>		<u>Retail</u>		<u>Business Opp</u>
Net Ch:		X Stop:		Net Ch:		Business:
Ofc SF:	0	Bs Yr:		Allow:		Other, Srvc-Business
Whs SF:		U-R:				Includes:
Clr Ht:	0	Allow:				Real Estate
#Drv In:	0					# Empl:
#Dock:	0					Open:
Dock Type:						
Dr Ht:						
Rail:						
Allow:						

Financial Information

Will Sell:	Cash, Conventional	HOA:	/	Earnest Deposit:	Stewart Title
Tax:	\$4,644	Spc Tax:	\$0	Total Tax:	\$4,644
				Tax Comm:	

Status Change Information



Property 360 Property View

Prev List Pr:
Buyer Brk:
Buyer Agent:
Sale Terms:
Major Rep: /
One Time Showing:

Orig LP: **\$495,000**

Mod Dt: **05/01/2025**
Cont Dt:
Agency:
Financial Concessions:
Incentives:

Entry Dt: **05/01/2025**
Close Dt:
DUC:

Tax

Owner Information

Owner Name:	Rhodus David K	Owner Name 2:	Rhodus Doreen A
Mailing Address:	20212 Us-69	Tax Billing City & State:	Liberty Mo
Tax Billing Zip:	64068	No Mail Flag:	Y
Mail Owner Name:	David K & Doreen A Rhodus		

Location Information

School District Name:	Excelsior Springs	Subdivision:	Excelsior Spgs City
Census Tract:	021703	Carrier Route:	C001
Township:	Excelsior Springs	Township Range and Section:	015230
Range:	30	Section:	1
Block:	C	Lot:	1

Tax Information

Parcel ID:	12311004601101	Alt. APN:	12-311-00-46-011.01
APN:	12-311-00-46-011.01	Tax Area:	02
Lot #:	1		
Legal Description:	CITY BLOCKS EXCELSIOR SPRINGS PT CB 109 BEG 20'N OF NW COR LT 1 BLK C ELMS ADDITION, N104.8, E141.81, S105, W TO POB		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$54,940	\$54,940	\$53,380
YOY Assessed Change (\$)	\$	\$1,560	
YOY Assessed Change (%)	0%	3%	
Market Value - Total	\$171,700	\$171,700	\$166,800
Tax Year	2024	2023	2022
Total Tax	\$4,644.08		
	\$4,620.29		
	\$4,630.71		
Change (\$)	\$24	-\$10	
Change (%)	1%	0%	

Characteristics

Land Use - County:	Improved Retail	Land Use - CoreLogic:	Retail Trade
Lot Acres:	0.530	Lot Sq Ft:	23,087
Lot Frontage:	154	Lot Depth:	140
Garage Capacity:	0	Lot Acres:	0.530
Lot Frontage:	154	Lot Depth:	140
Lot Shape:	IRREGULAR		

Photos



Front of Structure



Aerial View



Entry



Property 360 Property View



Other



Game Room



Other



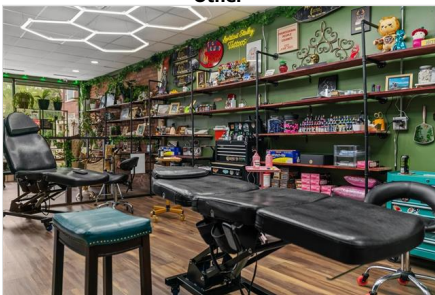
Other



Other



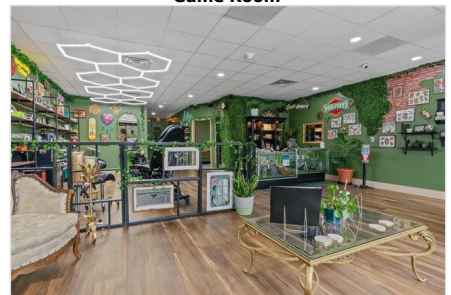
Game Room



Other



Bar



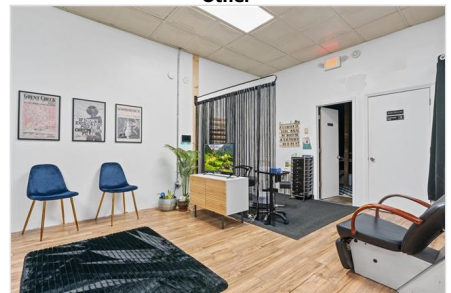
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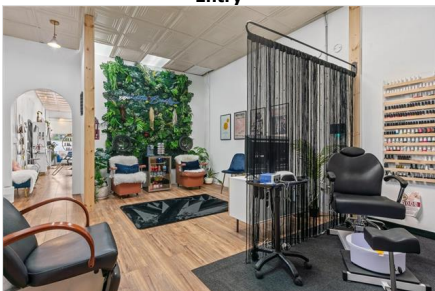
Entry



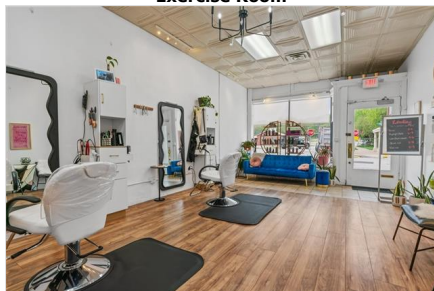
Exercise Room



Other



Office



Other



Entry

Property 360 Property View



Other



Reception



Other



Other



Dining Area



Other



Lobby



Entry



Other



Other



Storage



Other



Other



Other



Other



Property 360 Property View



Other



Bathroom



Other



Kitchen



Garage



Front of Structure



Aerial View



Front of Structure



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Property 360 Property View



Aerial View



Aerial View



Aerial View

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