

For Sale | 1509-1511 Westport Road Kansas City, MO 64111

6,000 +/- SF Building + 700 SF Basement | 7% CAP Rate



\$1,045,000

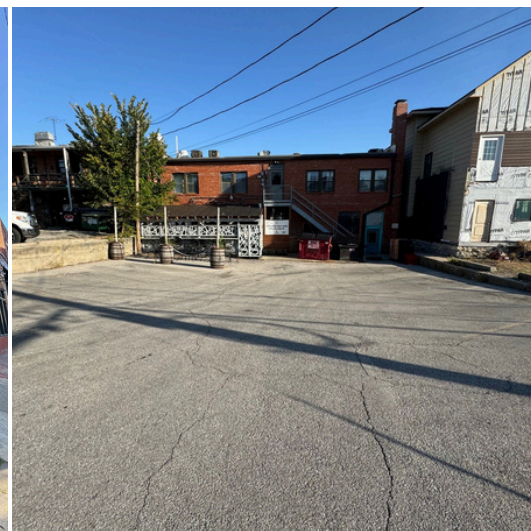


Fully Leased in West Plaza!

Built in 1927 | Brick Construction | Rear Parking Lot

3 Suites: Restaurant (Pressed Penny Tavern), Tattoo Parlor, Therapy Office

Financials Available Upon Request - Contact Josh Haith



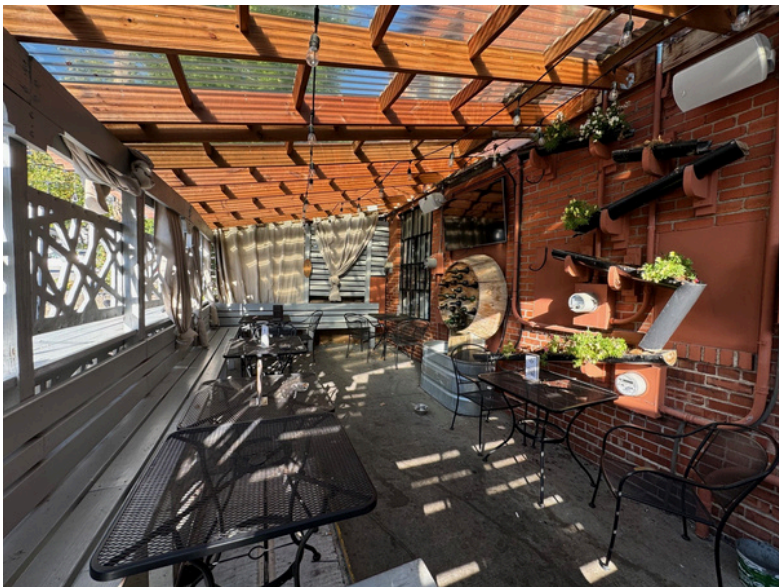
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The Pressed Penny Tavern

- Separate Gas & Electric Meters
- 2 Restrooms
- Full Kitchen + Bar
- Ample Seating
- Large Storage Room w/ Mezzanine Office
- Outdoor Patio
- Basement
- Updated Plumbing



Westport Tattoo

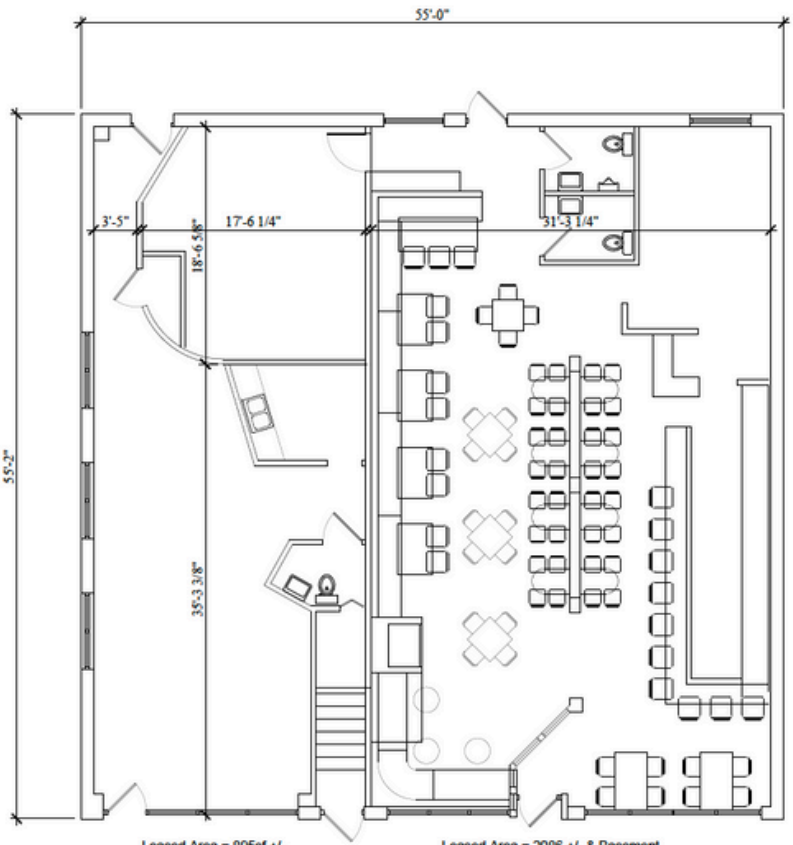
- Separate Gas & Electric Meters
- Open Floor Plan
- Restroom



2nd Floor Professional Office:

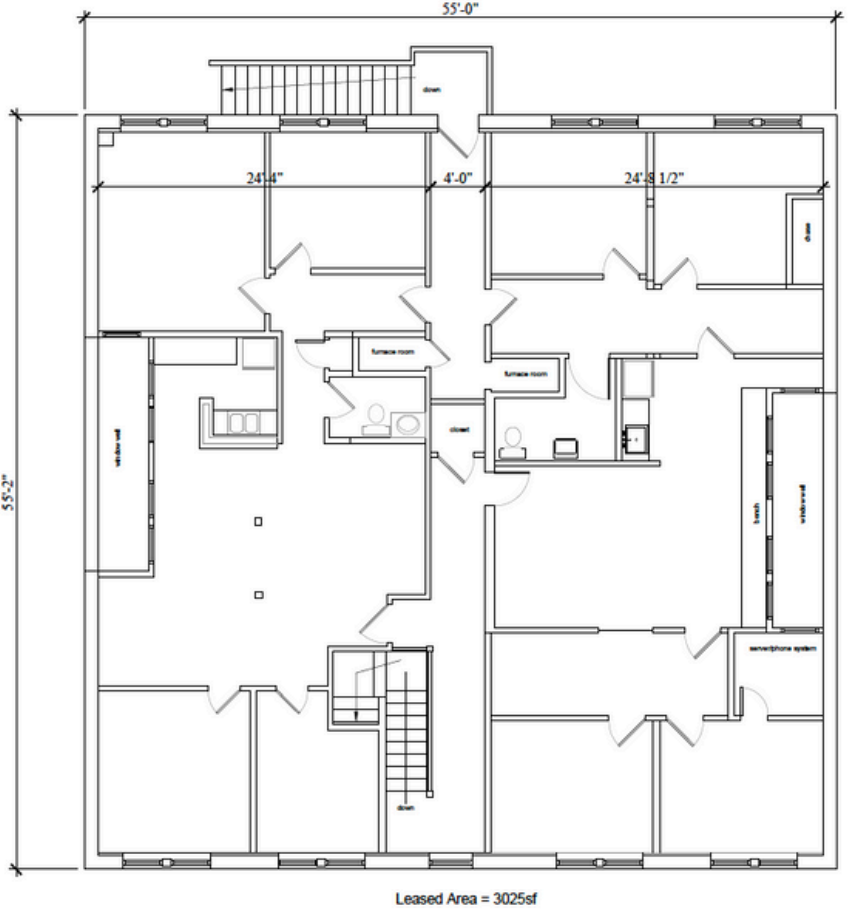
- Interior & Exterior Stairwell Access
- 2 Kitchenettes
- 2 Restrooms
- Sky Lights
- 8 Private Offices





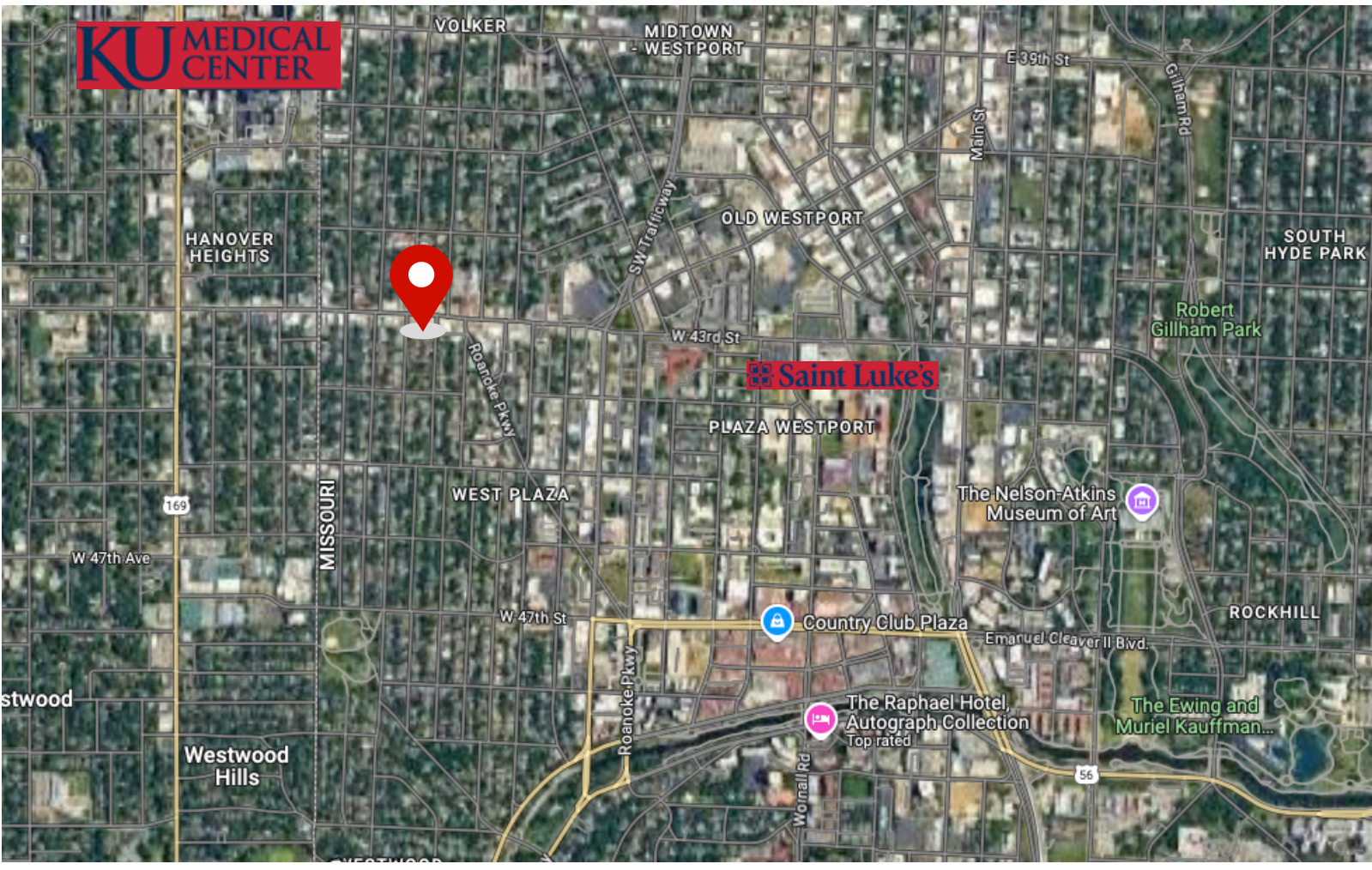
1st Level Floor Plan

2nd Level Floor Plan



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**Excellent Retail Location in
between the Plaza & Westport**

Plaza	~ 1 Mile
Westport	~ 1/2 Mile
Downtown KC	3 Miles
Prairie Village	5 Miles



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