



For sale

The Holtman Building, 708 E. 18th Street, Kansas City, Missouri 64108

Owner-user office building for sale | Located in the east Crossroads District
Vacant land across the street for parking | Attractive brick-and-timber building

2024

The offering

Property type	Office building and vacant land			
Building size	Approximately 23,520 square feet. Each floor is approximately the same size. Building with basement approximately 36,120 square feet. There is potential for a rooftop deck			
Land size	0.420 acres (office building) 0.295 acres (land)			
Stories	Two floors and basement			
Tenants	Various local short-term tenants			
Zoning	M1-5 (Commercial) – office building M1-5 (Commercial) – vacant land			
Parking	M1-5 (Commercial) – office building M1-5 (Commercial) – vacant land			
Taxes	Year	Office building	Land parcel	Total
	2023	\$26,950	+ \$4,368	= \$31,318
	2022	\$25,405	+ \$4,117	= \$29,522
Purchase price for Building and Land	\$3,200,000			

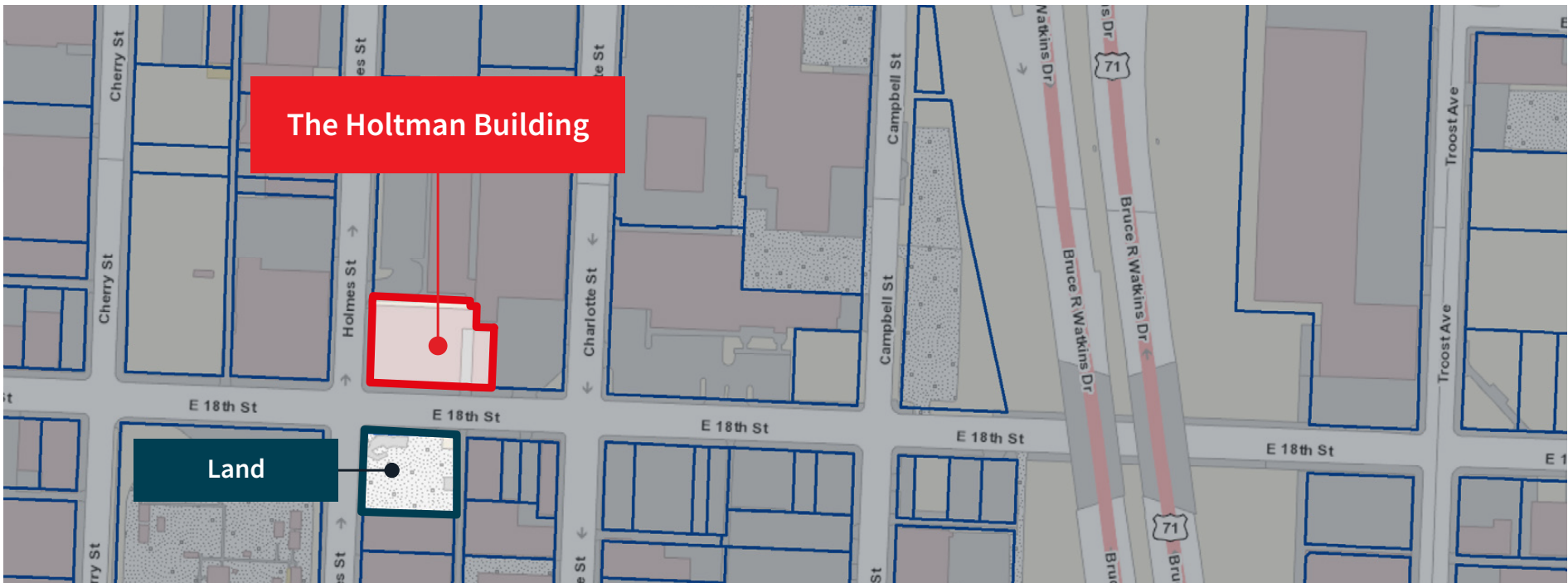
Aerial



Property overview

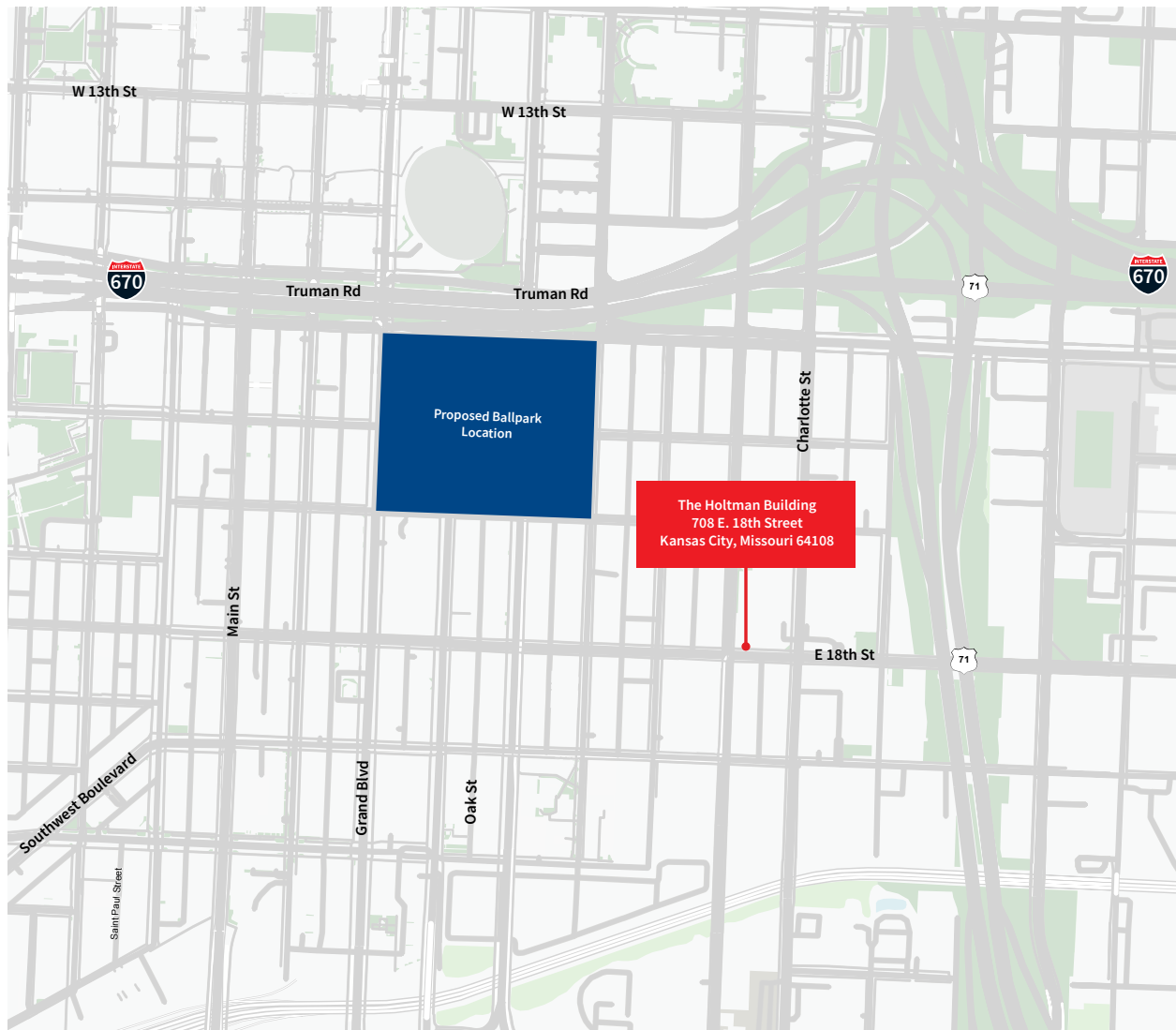
Parcel number	29-510-04-03-01-0-00-000 (office building) 29-510-13-04-00-0-00-000 (land)
Construction Details	
Basic construction	Brick

Foundation	Poured concrete slab
Framing	Brick
Exterior walls	Brick
Roof type	TPO (estimate 2022)



Location overview

2024 / For sale



Why buy?

- Located extremely close to the new proposed Kansas City Royals baseball stadium
- Located in one of the most desirable commercial and residential areas in the Kansas City MSA
- Owner-user building or reconversion; limited supply with parking and rarely available in this desirable market
- Walkable to restaurants, streetcar, proposed ballpark and numerous retail options
- A great opportunity to own rather than lease



For sale

**The Holtman Building,
708 E. 18th Street, Kansas City,
Missouri 64108**

Jeff Kembel, SIOR

+1 913 469 4604

jeff.kembel@jll.com

Patrick Meraz, CCIM

+1 913 469 4622

patrick.meraz@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Brokerage, Inc. | 7500 College Blvd, Suite 920, Overland Park, KS 66210 | +1 913 469 4600