

FOR SALE

THE STANLEY EVENT SPACE  
(BUSINESS & REAL ESTATE FOR SALE)



PRICE REDUCTION

308 SE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

\$4,500,000

~~\$5,000,000~~

### Property Details

- Established event business and/or event venue building
- Bookings into 2026
- Three remarkable spaces for events or a business to operate from
- 16,725 square feet including The Aspen Roof Top
- Price includes approximately \$200,000 of FFE

*For more information contact:*

**JOHN SWEENEY**

913.461.6326

[John@ReeceCommercial.com](mailto:John@ReeceCommercial.com)

FOR SALE

PHOTOS



THE ASPEN ROOM



THE KINGSTON ROOM



THE ASPEN ROOFTOP



THE ASPEN ROOM

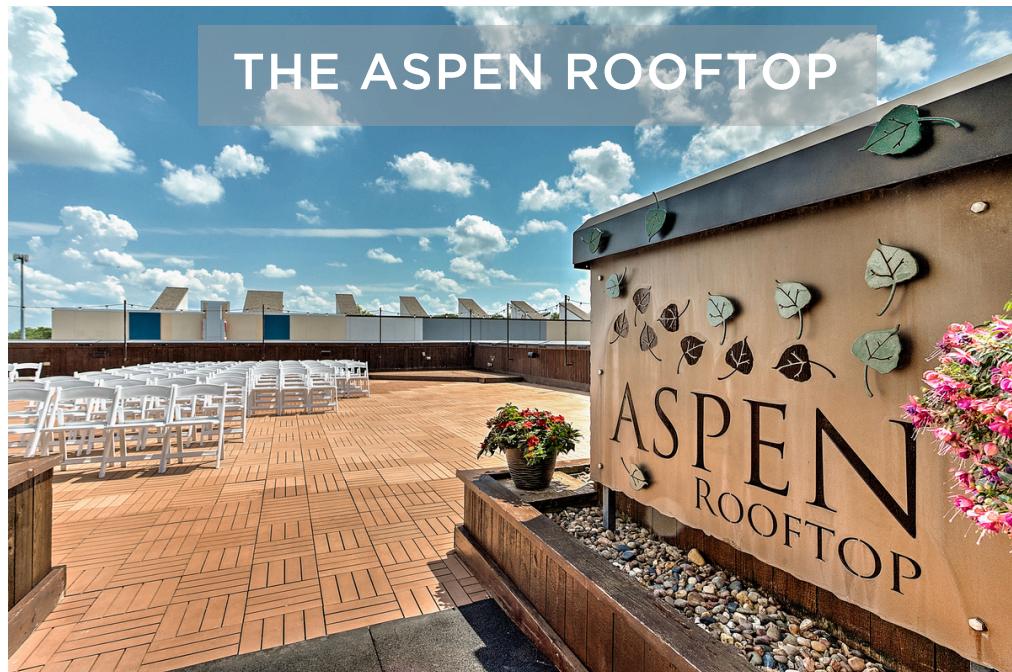


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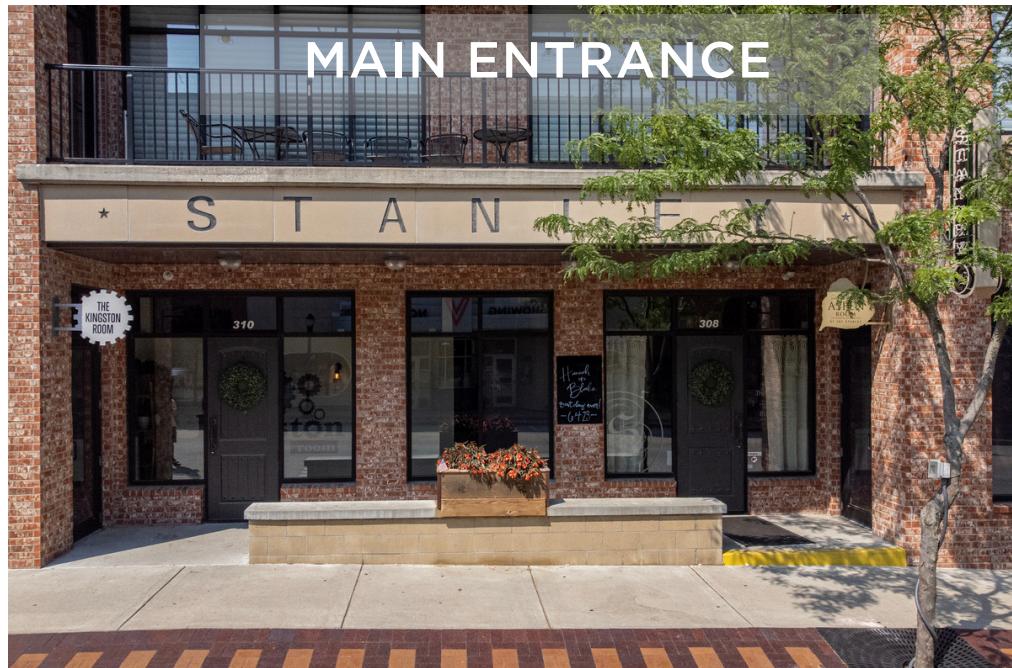
PHOTOS



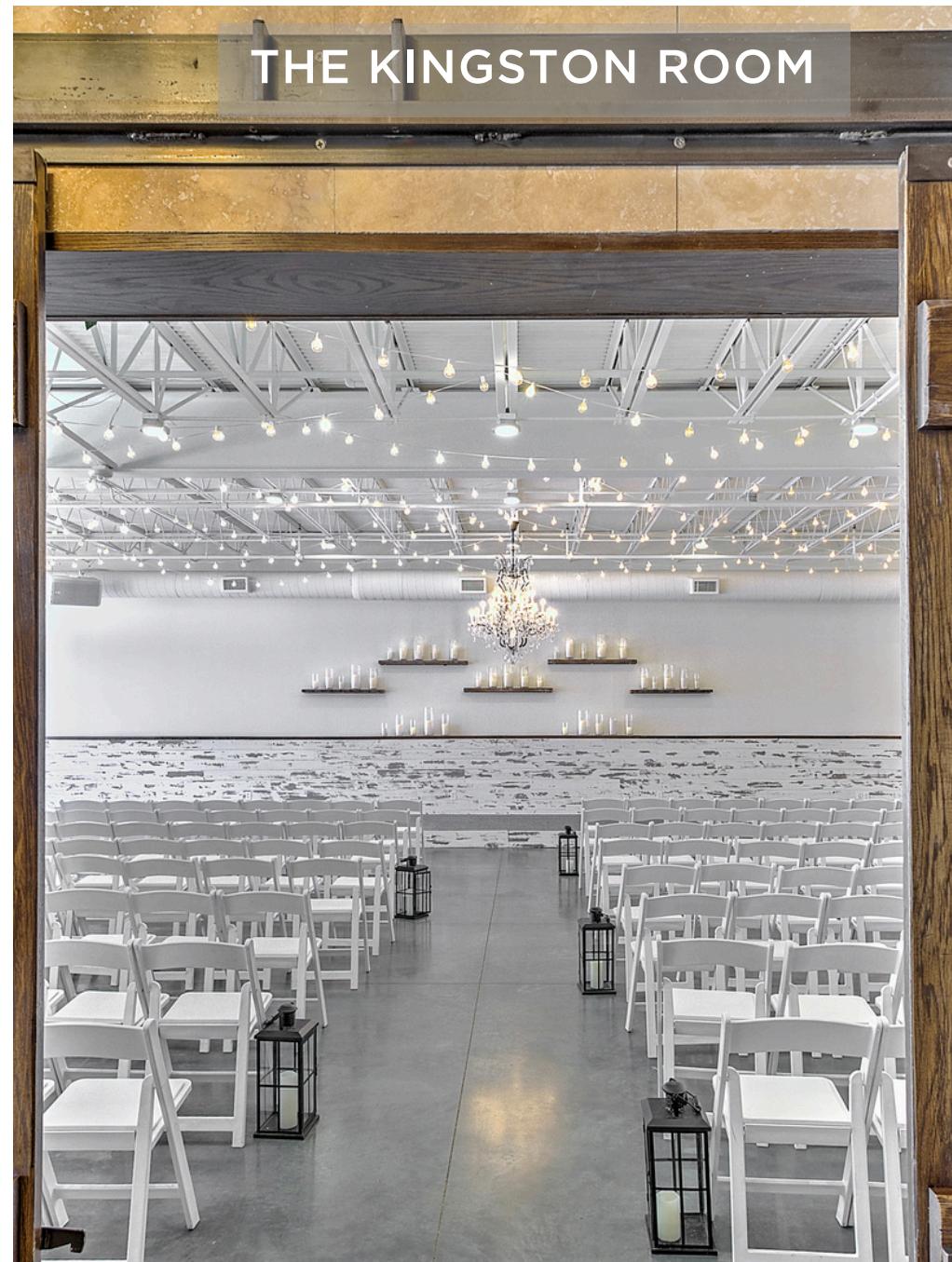
THE ASPEN ROOFTOP



MAIN ENTRANCE



THE KINGSTON ROOM



# Income/Expenses

|                         | 2023             | 2024             | 2025             |
|-------------------------|------------------|------------------|------------------|
| <b>Revenue</b>          | \$803,435        | \$663,449        |                  |
| Cost of Goods Sold      | \$36,389         | \$50,449         |                  |
| <b>Gross Profit</b>     | <b>\$767,046</b> | <b>\$613,000</b> | <b>\$650,000</b> |
| <b>Expenses</b>         |                  |                  |                  |
| Advertisement           | \$17,339         | \$10,748         |                  |
| Bank and Credit Card    | \$9,214          | \$8,706          |                  |
| Cleaning                | \$895            | \$5,005          |                  |
| Dues and subscriptions  | \$3,763          | \$7,870          |                  |
| Equipment rental        | \$1,755          | \$0              |                  |
| Fraud                   | \$526            | \$0              |                  |
| Ice machine rental      | \$1,819          | \$1,887          |                  |
| Insurance               | \$16,531         | \$25,341         |                  |
| Licenses and permits    | \$1,960          | \$1,985          |                  |
| Linens                  | \$509            | \$2,005          |                  |
| Meals and entertainment | \$1,317          | \$400            |                  |
| Office supplies         | \$1,814          | \$111            |                  |
| Payroll                 | \$108,271        | \$137,396        |                  |
| Payroll taxes           | \$10,039         | \$11,969         |                  |
| Payroll processing fees | \$318            | \$1,069          |                  |
| Professional fees       | \$6,944          | \$11,475         |                  |
| Repairs and maintenance | \$5,613          | \$9,488          |                  |
| Property taxes          | \$39,688         | \$47,795         |                  |
| Security                | \$916            | \$578            |                  |
| Telephone               | \$8,356          | \$8,978          |                  |
| Trash                   | \$3,298          | \$2,908          |                  |
| Traffic tax             | \$7,886          | \$0              |                  |
| Utilities               | \$27,543         | \$30,811         |                  |
| Venue supplies          | \$18,706         | \$15,585         |                  |
| Website                 | \$300            | \$457            |                  |
| <b>Total Expenses</b>   | <b>\$295,320</b> | <b>\$342,567</b> | <b>\$350,000</b> |
| <b>Net Income</b>       | <b>\$471,726</b> | <b>\$270,433</b> | <b>\$300,000</b> |

FOR SALE

AERIAL



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