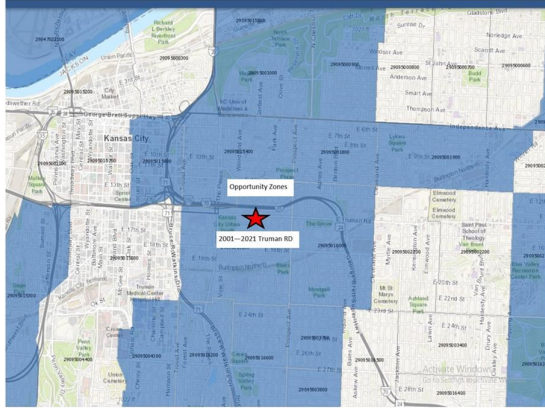




Property Client Full

2021 E Truman Road, Kansas City, MO 64127
 MLS#: **2366840** Status: **Active**
Commercial
 Area: **202 - Kansas City Area (So. of River)**

L Price: **\$360,000**
 County: **Jackson**



Type: **Retail**
 Use: **Auto Services, Car Dealer, Restaurant**
 Tot SF: **3,888** # Stories: **1** Zone: **CP-3**
 Min SF: Max SF: Brk ID: **KCH 01**
 Lsz: **.24 - Acres** Agt ID: **KNOWLES**
 Name:
 L/S: **Sale**
 Age: **101 Years/More** Yr Blt:
 Legal: **WARNERS FIRST ADD, ALL OF LOTS 34 THRU 41 & E 2' OF LOT 42**

General Information

Leased: No	Curr Lse:	Flood: No	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: City Street, State Road		Occupy: Owner To Vacate	
Parking: Garage, Parking Lot, Paved Area		Location: Corner Lot, Free Standing	
Utilities: 440v Service		City Limits: Yes	Streets: Public Maint
Interior: Public Restroom			
Exterior: Delivery Door(s), Display Window			
Security:			
Accessibility: Accessible Bathroom, Accessible Doors, Accessible Entrance, Accessible Hallway(s)			
Maint Pr:			
Ceiling Height:			

Remarks & Directions

"La Salsa Restaurant" on Truman Rd near downtown - all tables and chairs stay - one car garage behind with lift. Property could also be CAR DEALERSHIP. Building and concrete parking lot are being sold together, Grass area being sold with 2001 E. Truman RD for \$600,000 MLS#2367062 - In an Opportunity ZONE and within Kansas City's Enhanced Enterprise Zone (EEZ). If you had a business that was eligible for - and enrolled in - the Missouri WORKS income tax benefits program, the property would automatically get a 10 year abatement of 50% of the increased property taxes resulting from the project. These properties are not located within any existing redevelopment incentive area. It might be possible to create a new incentive area PER the KCMO EDC. Investment Property - Income property - owner user. Or make us an offer on the entire block Garfield to Euclid.

Directions: **On Truman RD east of Downtown KC**

Business Information

Net Ch: <u>Industrial</u>	X Stop:	Net Ch: <u>Retail</u>	Business: <u>Business Opp</u>
Ofc SF: 3,888	Bs Yr:	Allow:	Includes: Auto Dealer, Restaurant Equipment, Furniture/Fixtures
Whs SF:	U-R: Rentable		# Empl:
Clr Ht: 8	Allow:		Open:
#Drv In: 1			
#Dock: 0			
Dock Type:			
Dr Ht:			
Rail:			
Allow:			

Financial Information

Will Sell: Cash, Conventional	HOA: /	Tax Comm:
Tax: \$2,500 Spc Tax: \$0	Total Tax: \$2,500	

2021 E Truman Road, Kansas City, MO 64127

MLS #: 2366840



OPPORTUNITY ZONE MAP

1 STORY 4,700 SF BUUIDLING W GARAGE



LOT SIZE GUIDE

Missouri Department of Economic Development



1 STORY 4,700 SF BUUIDLING W GARAGE

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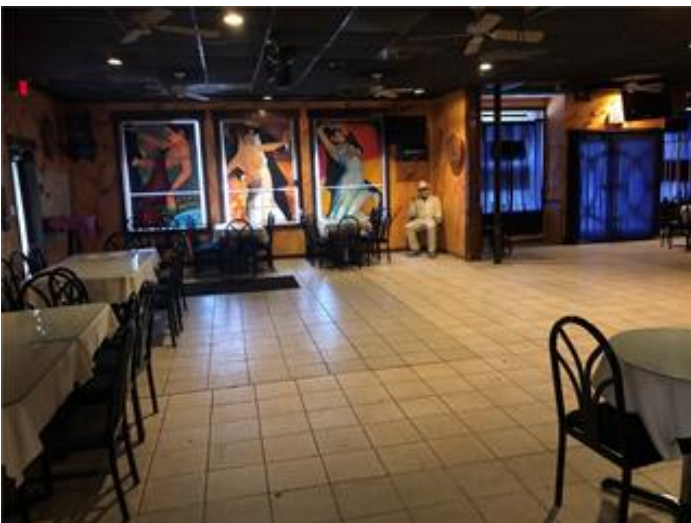
6.600 SF PARKING LOT



LIGHTED BAR



DJ STAND



DANCE FLOOR



KITCHEN

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LOT OVERVIEW