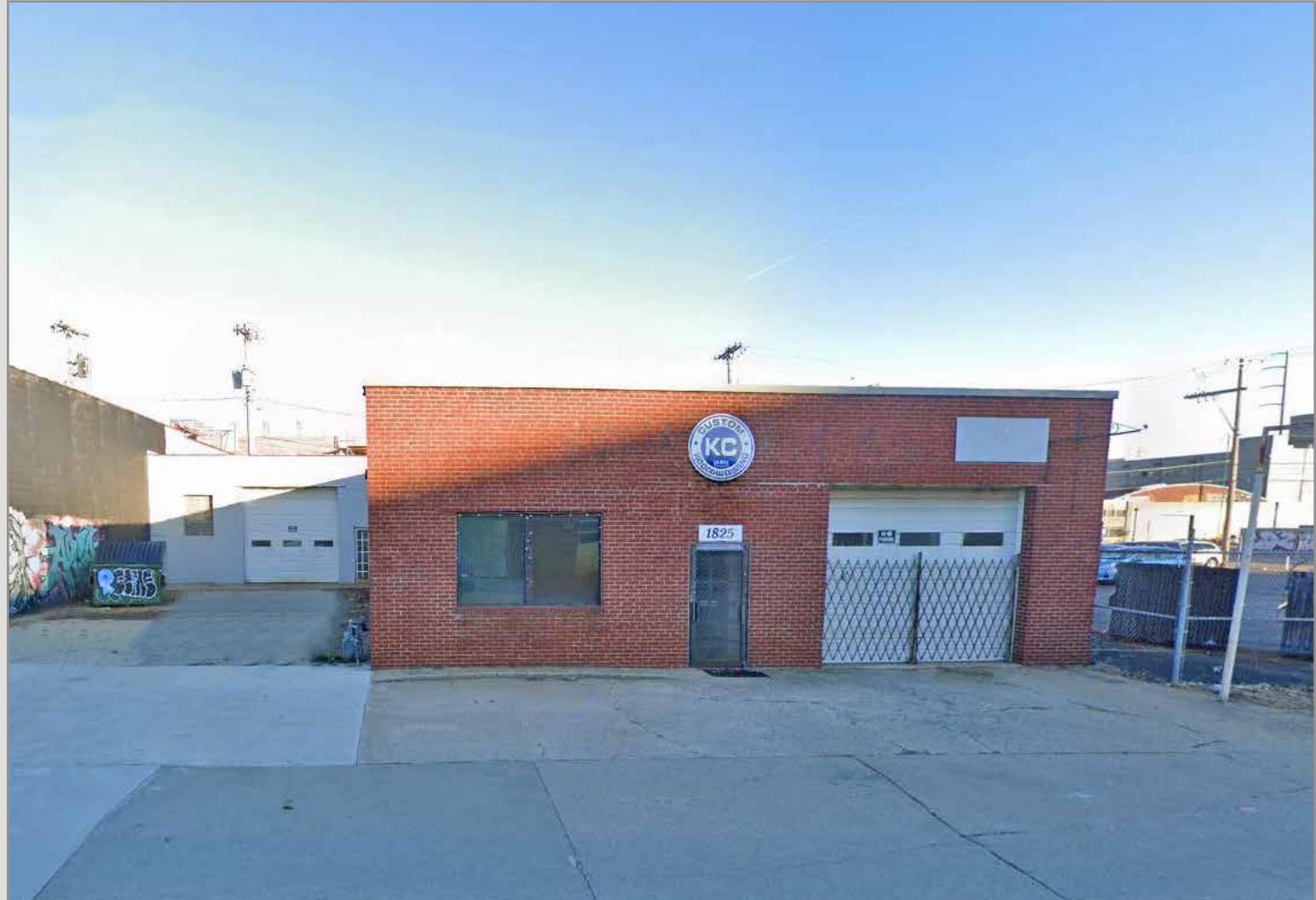


1825 Locust Street

Kansas City, Missouri 64108

For Sale



Excellent Location!

- \pm 6,000 SF on \pm 0.21 Acres
- \pm 700 SF of Office Space
- Two Drive-in Loading Doors
- Rare Owner/User Opportunity in the Crossroads Arts District
- Call For Pricing!

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

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Building Specifications

Building Size:	± 6,000 SF
Office Area:	± 700 SF
Land Area:	± 0.21 AC
Year Built:	1957
Clear Height:	15'
Loading:	One 10'x12' Drive-In and One 12'x12' Drive-In
HVAC:	HVAC in Office (36,000 BTU Heat Pump; 18 Split 2 Wall Units); 3 Gas Heaters in Warehouse
Roof:	New Roof in 2017
Taxes (2023):	\$1.69 PSF
Neighboring Users:	Grinders Pizza, Cosmo Burger, Arte KC, Brewery Emperial, The Parlor, and More!

For more information:

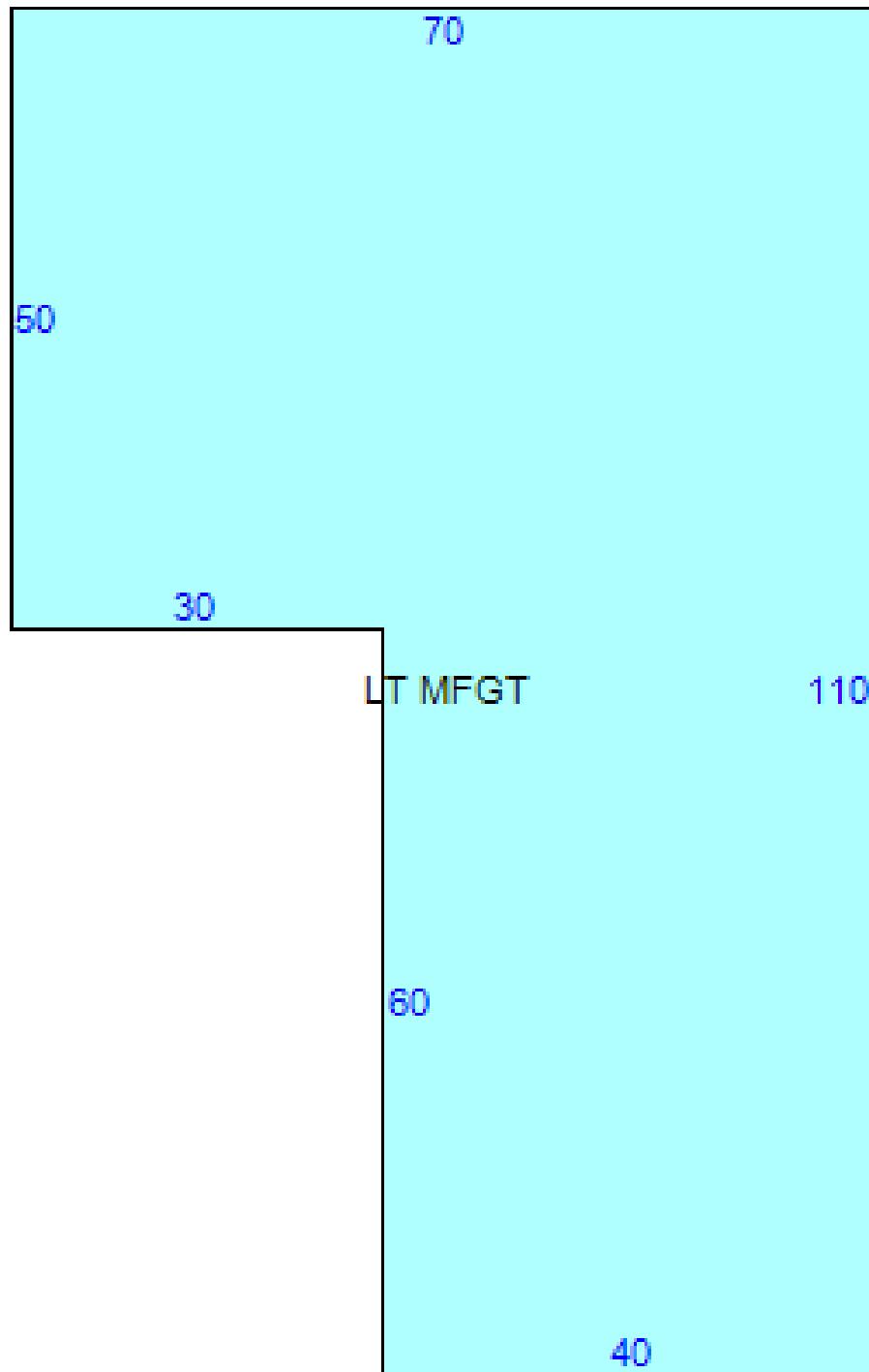
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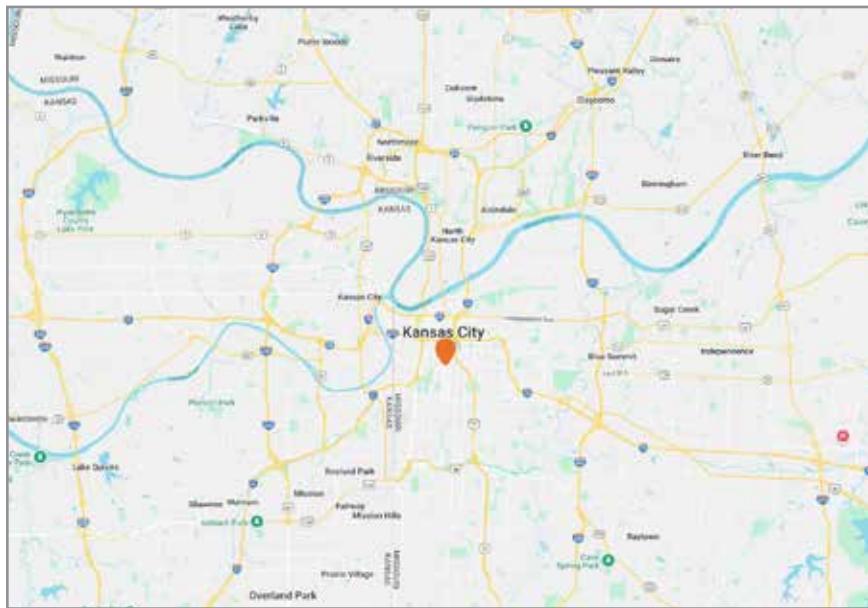
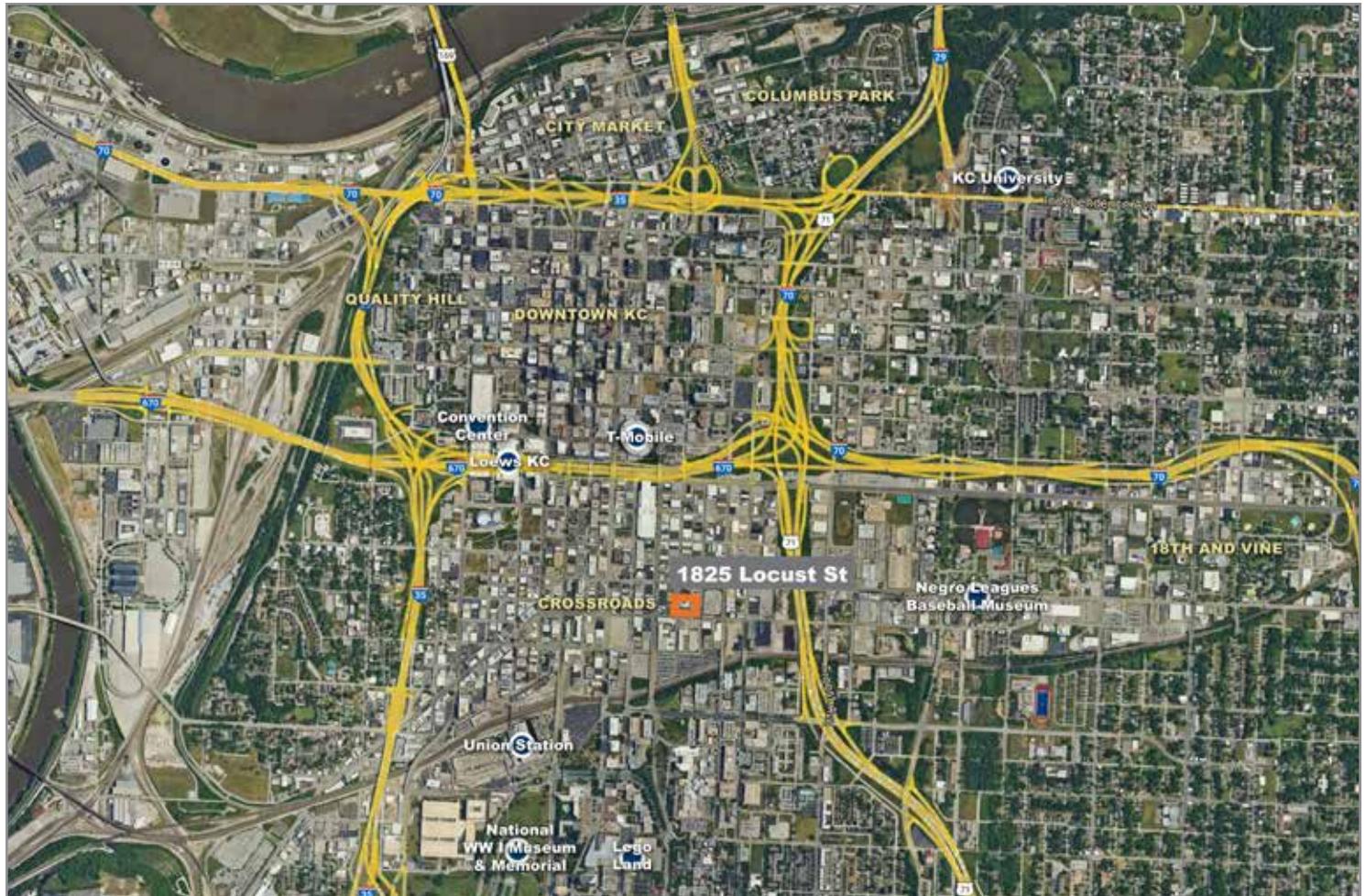
Floor Plan



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