

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117



ShawverGroup.com
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PROPERTY HIGHLIGHTS

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LOCATION

4531 NE 44th Terrace
Kansas City, MO 64117

AVAILABLE

±44,182 SF former school building on **2.5 AC**
Zoned R-6

FOR SALE - REDUCED PRICE

~~\$2,500,000~~ \$1,900,000

POTENTIAL USES

- Private school
- Faith-based organization
- Daycare or adult daycare*
- Assisted living or nursing home*
- Non-profit housing and wrap-around services*
- Residential redevelopment possible

* Special use permit



PROPERTY HIGHLIGHTS

- Well-maintained former elementary school, available due to district consolidation for the 2025-2026 school year
- Large classroom wings and administrative offices
- Full gymnasium
- Cafeteria with commercial kitchen and hood
- Media center/library
- Outdoor playground and green space
- Ample on-site parking
- Conveniently situated in an established neighborhood in close proximity to I-35

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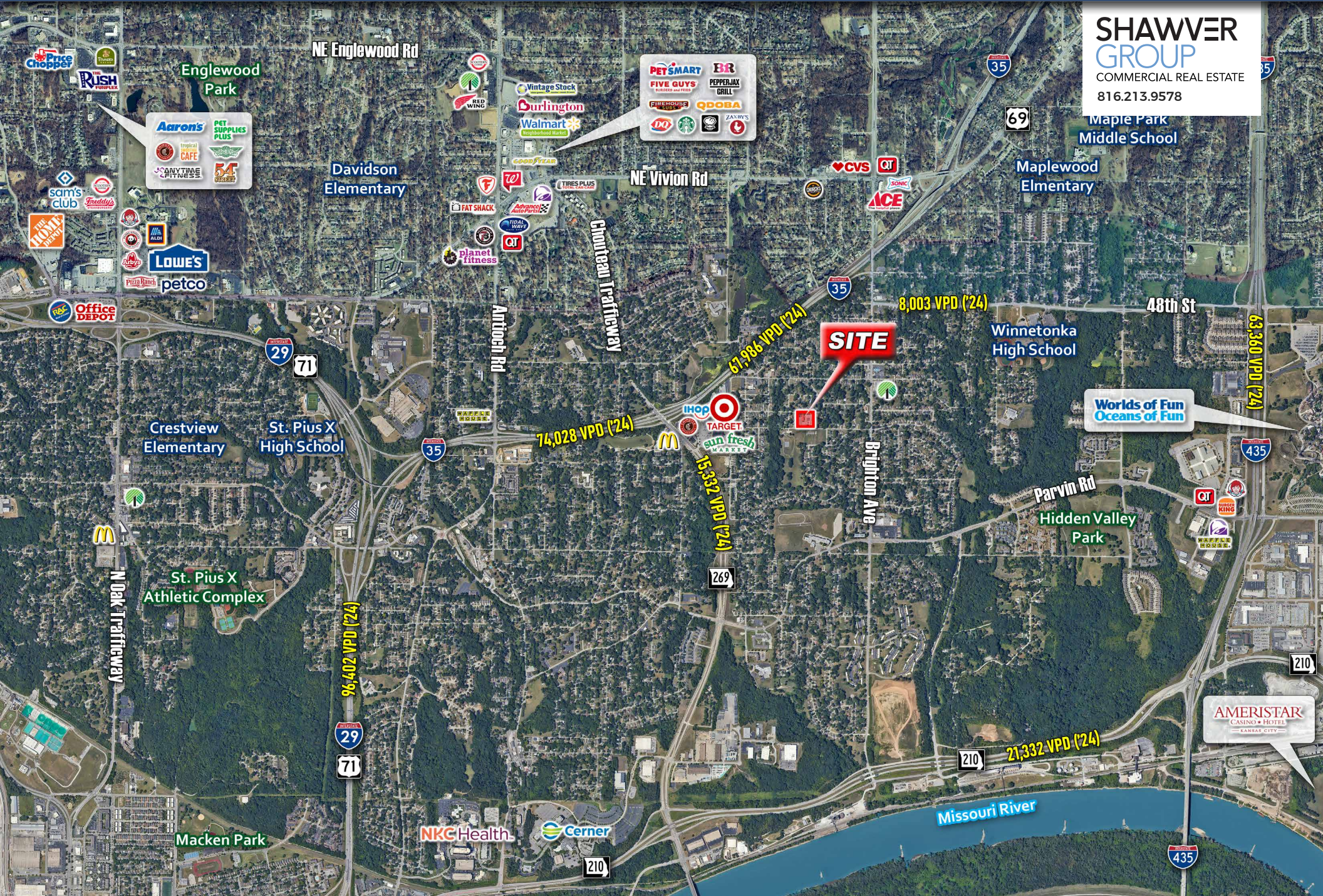
WIDE
AERIAL

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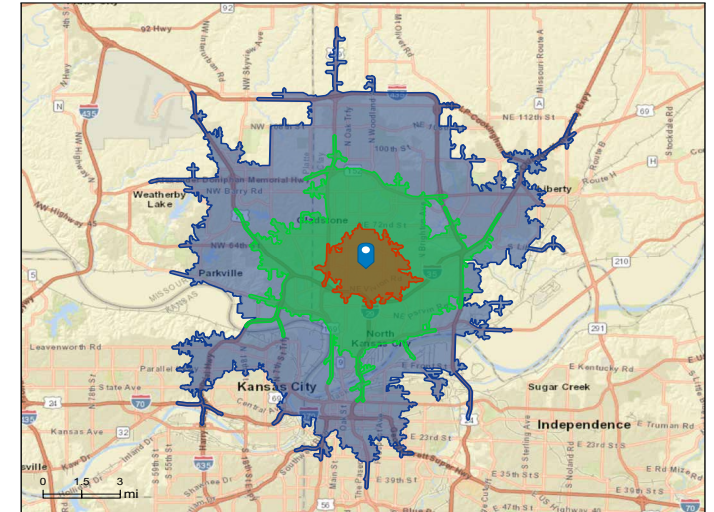
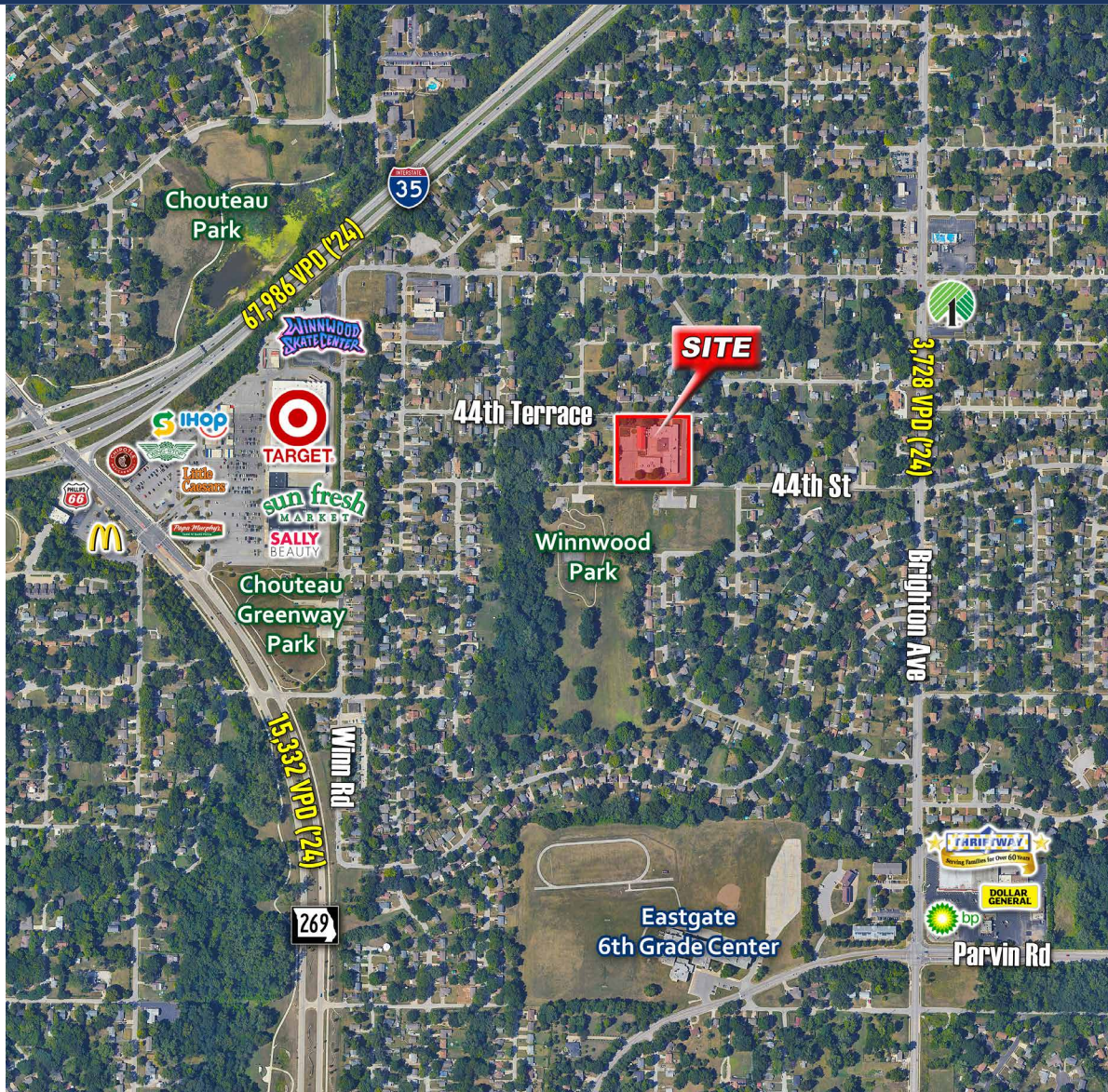
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SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	15,728	73,386	304,073
Households	6,612	31,656	127,483
AVG HH Income	\$81,374	\$93,122	\$97,247
Median Age	36.9	37.7	36.3

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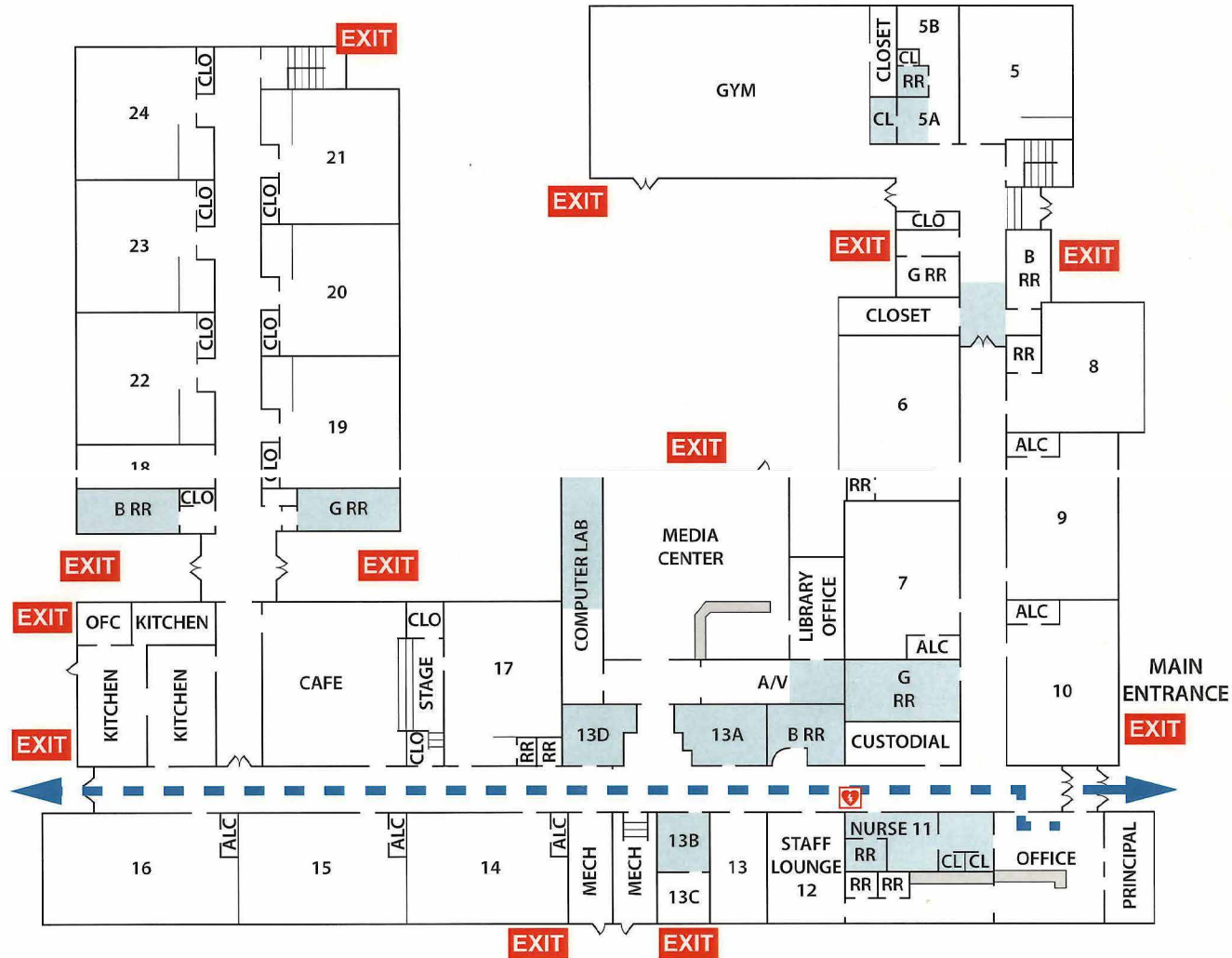
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MAIN LEVEL LAYOUT

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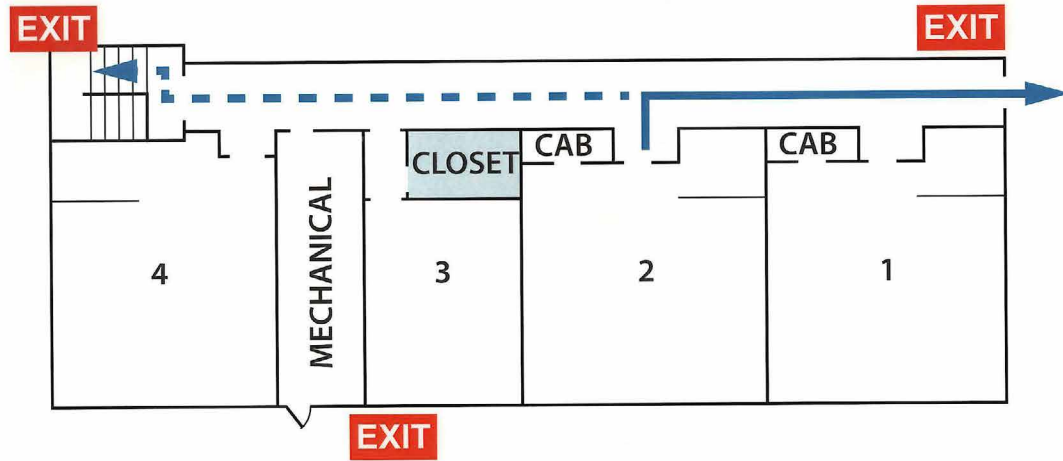
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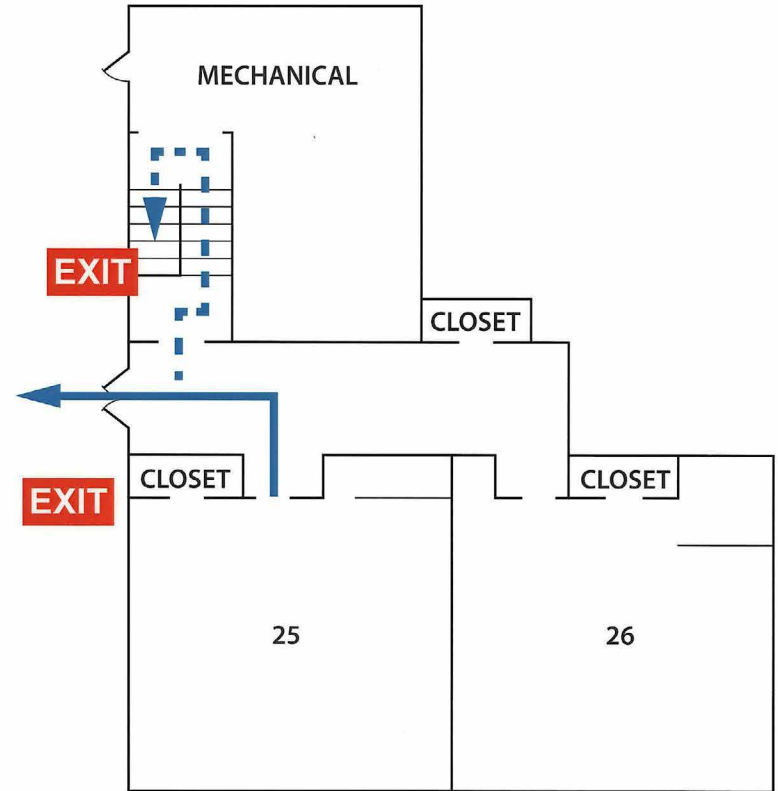
LOWER LEVEL LAYOUTS

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LOWER LEVEL NORTH



LOWER LEVEL SOUTH

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EXTERIOR PHOTOS

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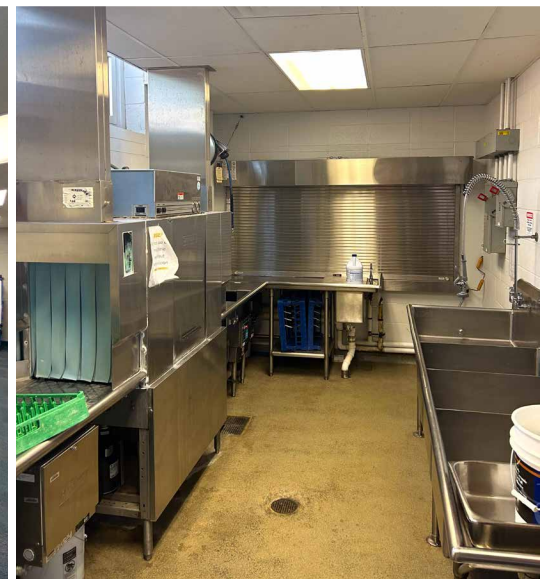
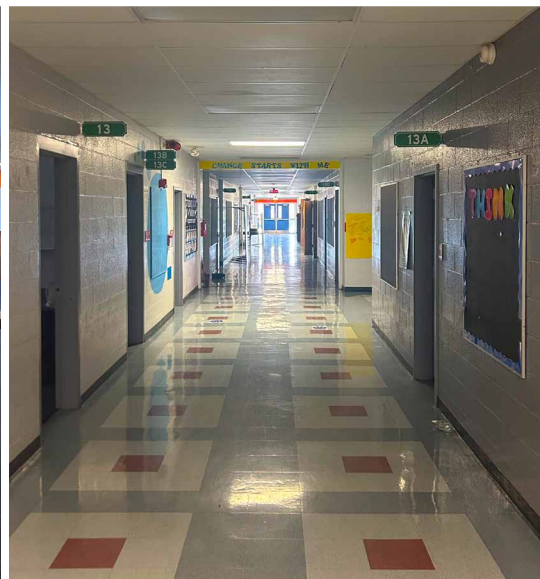
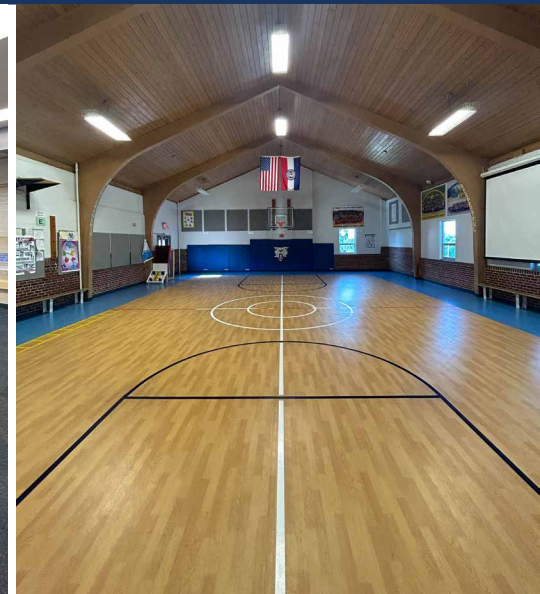
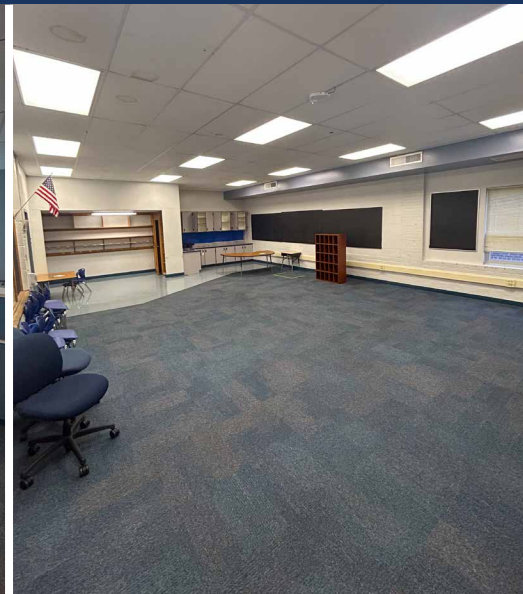
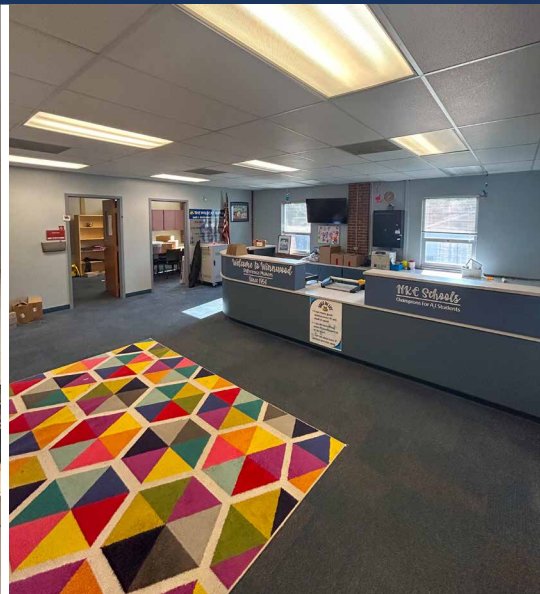
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INTERIOR PHOTOS

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