

OFFERING MEMORANDUM

For Sale | Commercial / Institutional Property



10306 Blue Ridge Blvd | Kansas City, MO 64134

43,500 SF | 4 Acres | Flexible Commercial / Institutional Use | Price Upon Request

Building Size	Lot Size	Kitchens	Bathrooms	Sale Type
43,500 SF	4 Acres	2 Full Kitchens	8 Bathrooms	For Sale

EXECUTIVE SUMMARY

All Realty LLC is pleased to present an exceptional acquisition opportunity at 10306 Blue Ridge Boulevard, Kansas City, Missouri 64134 — a large-scale, move-in ready commercial and institutional facility situated

on 4 acres in the heart of Kansas City's Ruskin neighborhood on one of the city's most-traveled commercial corridors.

Spanning 43,500 square feet of highly flexible space, this landmark property is ideally suited for a wide range of institutional, community, corporate, and educational uses. The building features two fully equipped commercial kitchens, eight bathrooms, multiple large meeting and assembly rooms, and abundant office suites — offering a turnkey solution for buyers seeking significant square footage without the cost and time of ground-up construction.

With prominent frontage on Blue Ridge Boulevard, a 4-acre parcel offering ample parking, and a flexible zoning designation (R1A), this is a rare opportunity to acquire a substantial, well-located Kansas City property at a compelling value.

PROPERTY DETAILS

Property Address	10306 Blue Ridge Blvd, Kansas City, MO 64134	Building Size	43,500 Square Feet
Lot Size	4 Acres (±174,240 SF)	Zoning	R1A (Confirm w/ City)
Property Type	Commercial / Institutional	Condition	Move-In Ready
Kitchens	2 Full Commercial Kitchens	Bathrooms	8 Full Bathrooms
Meeting Rooms	Multiple — varies by configuration	Office Suites	Multiple — flexible layout
Parking	Ample on-site surface parking	Asking Price	Price Upon Request
Sale Type	For Sale — Fee Simple	Availability	Immediate

KEY HIGHLIGHTS

★ High Visibility Boulevard

Prominent frontage on Blue Ridge Blvd — one of Kansas City's most-traveled commercial corridors, providing maximum exposure to daily traffic.

★ 4-Acre Parcel / Ample Parking

Expansive 4-acre site provides generous on-site surface parking capable of accommodating large congregations, student bodies, corporate teams, or community events.

★ Flexible 43,500 SF Floor Plan

Highly adaptable open and subdivided spaces including large assembly areas, private offices, classrooms, and breakout rooms — configure to suit your organization's needs.

★ 2 Full Commercial Kitchens

Two fully equipped kitchens support food service operations for churches, schools, daycares,

★ Move-In Ready

The building is in move-in ready condition — no major capital improvements required. Begin operations quickly upon closing.

★ Rare Institutional Scale








43,500 SF of institutional-grade space at this price point and location is exceptionally rare in the Kansas City market. Ideal for

community centers, corporate dining, and catering operations.

organizations outgrowing their current facility.

POTENTIAL USE CASES

This property's size, layout, and location make it one of the most versatile institutional assets available in the Kansas City metro area. Below are just a few of the many potential uses:

 Church / Worship Center	 School / Academy	 Daycare / Child Dev.	 Corporate Offices	 Co-Working Space	 Community Center	 Nonprofit / Gov. Use
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Other potential uses include: training centers, fitness & wellness facilities, rehabilitation centers, event venues, private clubs, medical offices, counseling centers, and more. Buyers should verify all intended uses with Kansas City zoning and planning authorities.

BUILDING FEATURES & AMENITIES

Interior Features <ul style="list-style-type: none">• 43,500 SF of flexible, multi-room space• 2 fully equipped commercial kitchens• 8 full bathrooms throughout the building• Multiple large meeting / assembly rooms• Private office suites — flexible configuration• Move-in ready condition throughout	Site & Exterior Features <ul style="list-style-type: none">• 4-acre parcel — exceptional lot size for KC• Ample on-site surface parking• High-visibility frontage on Blue Ridge Blvd• Accessible from major KC thoroughfares• Established, well-known KC neighborhood• Immediate availability upon closing
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LOCATION & MARKET OVERVIEW

10306 Blue Ridge Boulevard is strategically located in the Ruskin neighborhood of Kansas City, Missouri — a well-established residential and commercial community on the city's south side. Blue Ridge Boulevard serves as a primary north-south arterial connecting south Kansas City to major employment centers, retail hubs, and highways including I-435, I-470, and US-71/MO-350.

City	County	Metro Area	Nearby Highways
Kansas City, MO	Jackson County	Kansas City Metro	I-435, I-470, US-71

The surrounding trade area is home to a dense residential population, established schools, medical facilities, and retail amenities. Its central position in south Kansas City makes it highly accessible for employees, clients, congregants, students, and visitors from across the metro.

CONTACT & INVESTMENT INFORMATION

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Property Summary:

Address: 10306 Blue Ridge Blvd, KC, MO
64134

Building: 43,500 SF

Lot Size: 4 Acres (±174,240 SF)

Zoning: R1A (Verify w/ City)

Kitchens: 2 Full Commercial Kitchens

Bathrooms: 8 Full Bathrooms

Condition: Move-In Ready

Sale Type: For Sale — Fee Simple

Price: Price Upon Request

This Offering Memorandum is provided for informational purposes only and does not constitute a legally binding offer to sell. All information contained herein has been obtained from sources believed reliable but is not guaranteed. Prospective buyers should independently verify all information and conduct their own due diligence. All Realty LLC | Stephen Douglas Fennell, EVP | Licensed Missouri Real Estate Professional.