

FOR SALE

1343 KNOX STREET

NORTH KANSAS CITY, MO 64116



PROPERTY FEATURES

OFFERED AT \$1,495,000

- 3 Story warehouse building + basement built in 1912
 - 38,700 SQFT with basement
 - 29,500 SQFT above ground
- M-2 Zoning
- Dry pipe sprinkler system
- Freight elevator
- Good interstate access next to the Rabbit Hole
- Rubber Membrane Roof replaced in 2013



**THE
THOME
TEAM**

JIM THOME



913.548.8700



JThome@ReeceCommercial.com

NATHAN SCHWAB



913.274.6848



nschwab@ReeceCommercial.com



REECE
COMMERCIAL REAL ESTATE

FOR SALE

1343 KNOX STREET

NORTH KANSAS CITY, MO 64116



**THE
THOME
TEAM**

JIM THOME



913.548.8700



JThome@ReeceCommercial.com

NATHAN SCHWAB



913.274.6848

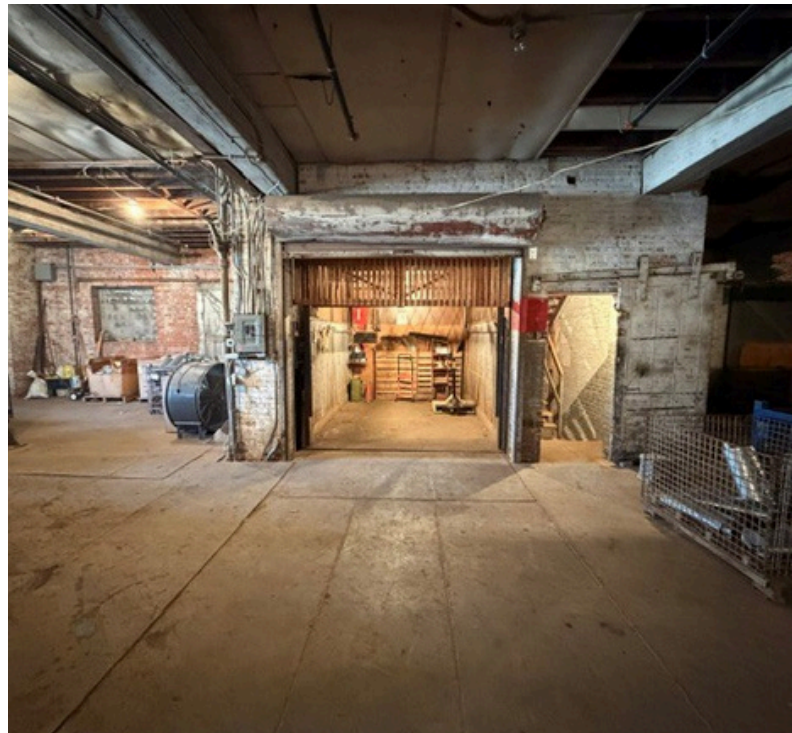


nschwab@ReeceCommercial.com

FOR SALE

1343 KNOX STREET

NORTH KANSAS CITY, MO 64116



**THE
THOME
TEAM**

JIM THOME



913.548.8700



JThome@ReeceCommercial.com

NATHAN SCHWAB



913.274.6848



nschwab@ReeceCommercial.com

FOR SALE

1343 KNOX STREET

NORTH KANSAS CITY, MO 64116



**THE
THOME
TEAM**

JIM THOME

☎ 913.548.8700

✉ JThome@ReeceCommercial.com

ALEX THOME

☎ 913.274.6848

✉ nschwabe@ReeceCommercial.com

FOR SALE

1343 KNOX STREET

NORTH KANSAS CITY, MO 64116



**THE
THOME
TEAM**

JIM THOME



913.548.8700



JThome@ReeceCommercial.com

NATHAN SCHWAB



913.274.6848



nschwab@ReeceCommercial.com

FOR SALE

1343 KNOX STREET

NORTH KANSAS CITY, MO 64116

Improvement Description

CLASS: Industrial		PUCS TYPE: Warehouse
Size		
Gross Building Area	29,550	
GBA Source	County Record	
Rentable Area	29,550	
Rentable Area Source	County Record	
Efficiency	100.00	
# of Buildings	1	
# of Stories	3	
# of Units	1	
General		
Year Built	1948	
Tenancy Type	Single	
Year Built Details (1946)	SF Built: 29,550, Comments: ---	
Year Built Details (Totals)	Year Built: 1948, 3F Built: 29,550	
Structural		
Construction Quality	Average	
Building Condition	Fair	
Construction Class	C	
Exterior Walls	Masonry	
Building Frame	Wood Frame	
Foundation Type	Concrete Block	
Basement Type	Full	
Roof Type	Flat	
Roof Material	Rubber Membrane	
Roof Description	Per property owner, the roof was replaced within the last 10 years with no deferred maintenance. Per Google Earth, the roof appears to have been replaced in 2013.	
Floor Structure	Wood	
Interior		
Interior Wall Type	Exposed brick	
Ceiling Description	14 ft 11 in on above-grade floors, 8 ft 10 in basement.	
Lighting	Average	
Floor Cover	Sealed concrete, wood	
Basement Area SF	8,250	
M.E.P.		
Fire Sprinkler Type	Dry Pipe	
Fire Sprinkler Description	Property contact noted that a \$125,000 dry pipe sprinkler system was installed throughout the building approximately five years ago.	
Heating Type	None	
Cooling Type	None	
HVAC Comments	No air conditioning or heating.	
Electrical Supply	3-phase.	
Site Improvements		
Parking Description	Gravel lot at rear of building.	
Landscaping Description	Minimal landscaping noted.	
Industrial		
# of Dock High Doors	2	
# of Drive-In Doors	1	



**THE
THOME
TEAM**

JIM THOME



913.548.8700



JThome@ReeceCommercial.com

NATHAN SCHWAB



913.274.6848



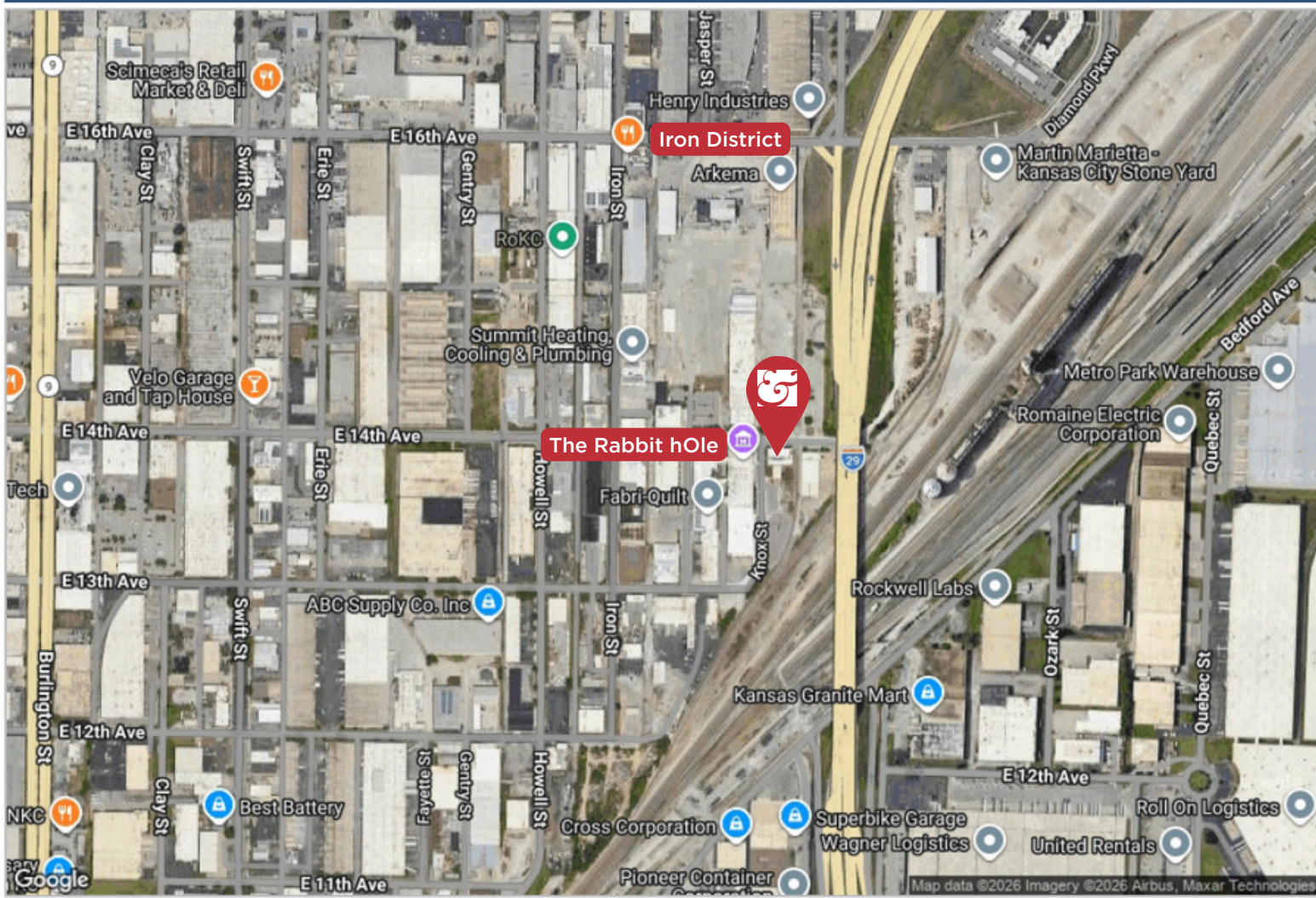
nschwab@ReeceCommercial.com

FOR SALE

1343 KNOX STREET

NORTH KANSAS CITY, MO 64116

1343 Knox st



**THE
THOME
TEAM**

JIM THOME

📞 913.548.8700

✉️ JThome@ReeceCommercial.com

NATHAN SCHWAB

📞 913.274.6848

✉️ nschwab@ReeceCommercial.com