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## Property Client Full

**8620 Wornall Road, Kansas City, MO 64114**  
 MLS#: **2444809**      Status: **Active**

L Price: **\$550,000**  
 County: **Jackson**

**Commercial**  
 Area: **203 - South K.C. Mo/Grandview Area**



Type: **Other**  
 Use: **Church, Other**  
 Tot SF: **4,375**      # Stories: **1**      Zone: **R-7.5**  
 Min SF:              Max SF: **40,364**      Brk ID: **KCH 01**  
 Lsz: **40,364 - Square Feet**      Agt ID: **KNOWLES**  
 Name:  
 L/S: **Sale**  
 Age: **76-100 Years**      Yr Blt: **1950**  
 Legal: **8620 WORNALL RD - VALLEY SIDE SUB ALL LOTS 2 THRU 5**  
**405 W 86th St. - VALLEY SIDE SUB ALL LOT 1**

### General Information

Leased: <b>No</b>	Curr Lse:	Flood: <b>No</b>	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: <b>City Street, Main Thoroughfare</b>		Occupy: <b>Owner To Vacate</b>	
Parking: <b>45 Common Park Lot, Parking Lot, Paved Area</b>		Location: <b>Corner Lot, Free Standing</b>	
Utilities: <b>220v Service</b>		City Limits: <b>Yes</b>	Streets: <b>Public Maint</b>
Interior:			
Exterior:			
Security:			
Accessibility: <b>Accessible Approach with Ramp</b>			
Maint Pr:			
Ceiling Height:			

### Remarks & Directions

**Don't miss this second chance to explore the potential of this rare opportunity of this infill lot measuring 200' X 200". Whether you're a Congregation looking for a new church or an investor / developer, this property opens the door to a variety of possibilities. Situated on Wornall Rd at 8620, this property boasts a sought-after address for many uses. The sale includes both 8620 Wornall Rd. (a Church) and 405 W. 86th St Terr., (a Single-Family home) presenting a combined square footage of approximately 40,235 s/f the Church is about 8,726 sf and the home is a 2-bedroom, 1 bath about 780 sf with a one car garage and a full basement. Both parcels are currently zoned as R-7.5 Multifamily 10+ units, providing flexibility for multifamily development. The R-7.5 district allows approximately one dwelling unit per 7,500 square feet of gross site area, making it a favorable zone for multifamily projects. The church and house are being sold "as is," offering a canvas for your redevelopment vision. Overall, this rare opportunity offers a unique combination of size, location, zoning flexibility, and redevelopment potential, making it an enticing prospect for those in the market for such properties.**

Directions: **On Wornall Rd at 8620 in Kansas City MO additional SF home on 405 W 86th Ter**

### Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u> <b>Other, Professional Service</b>
Ofc SF:	<b>0</b>	Bs Yr:		Allow:		Includes:	<b>Real Estate</b>
Whs SF:		U-R:	<b>Rentable</b>			# Empl:	
Clr Ht:	<b>0</b>	Allow:				Open:	
#Drv In:	<b>0</b>						
#Dock:	<b>0</b>						
Dock Type:							
Dr Ht:							
Rail:							
Allow:							

### Financial Information

Will Sell: <b>Cash, Conventional, Other</b>	HOA: <b>/</b>	Tax Comm:
Tax: <b>\$0</b> Spc Tax: <b>\$0</b>	Total Tax: <b>\$0</b>	

8620 Wornall Road, Kansas City, MO 64114

MLS #: 2444809



Front south



Overview



front north



south basement entrance



overflow parking lot



west end of church



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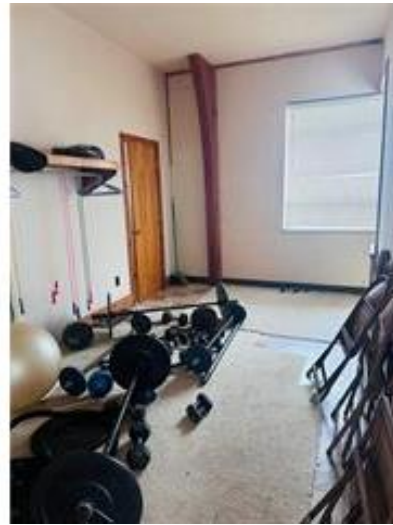
1st floor restrooms



womens



mens



Reception room off entrance



Sanctuary and classrooms about entrance



Sanctuary

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Sanctuary



Sanctuary



Sanctuary



classrooms



classrooms



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Office



Basement classrooms



Basement classrooms



Basement classrooms



Basement classrooms





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Basement classrooms



Basement classrooms



Basement classrooms



parking lot



Parking lot



parking lot and 405 W 86th Ter



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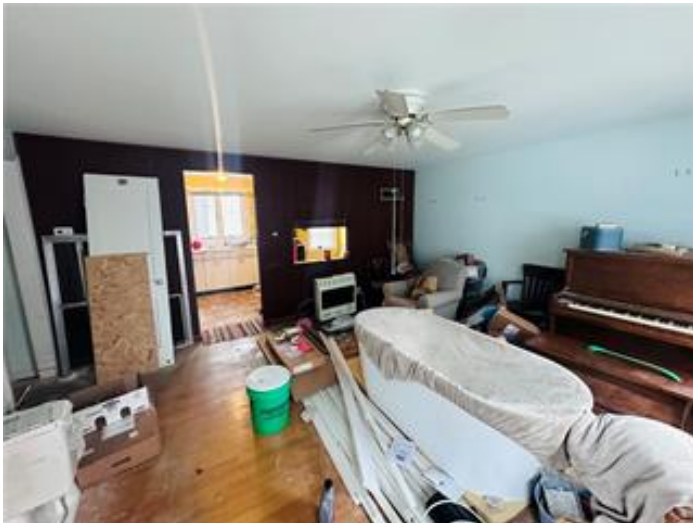
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405 W 86th Ter



405 W 86th Ter



405 W 86th Ter living room



405 W 86th Ter kitchen



405 W 86th Ter main bath



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405 W 86th Ter Bed 1



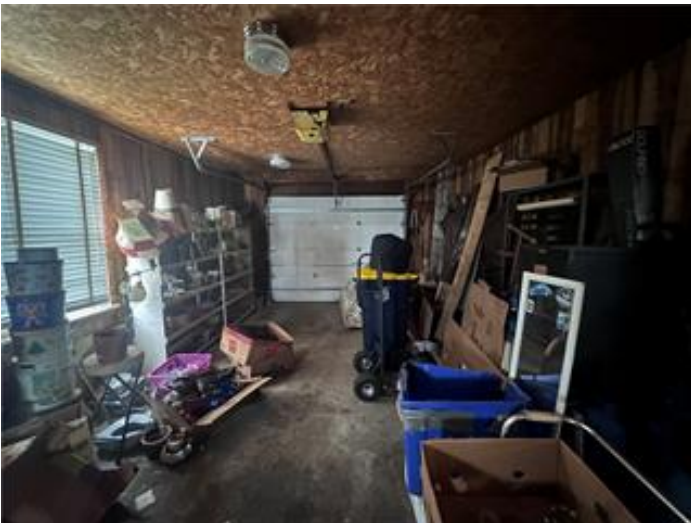
405 W 86th Ter Bed 2



405 W 86th Ter



405 W 86th Ter living room



405 W 86th Ter 1 car garage



405 W 86th Ter basement



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405 W 86th Ter basement



405 W 86th Ter basement



405 W 86th Ter basement



405 W 86th Ter basement