

Retail Space For Lease

2606 State Avenue, Kansas City, KS 66102



For Lease: \$12.00 PSF + NNN \$5.17 PSF



Property Highlights:

- 4,032+/- SF
- \$12.00/SF + \$5.17 NNN
- Immediate availability
- Former laundromat with two restrooms, a retail counter, and mop sink
- 12' ceiling height to drop ceiling, 18' to deck
- 14 dedicated parking spots
- New roof in 2026
- Parking lot sealed and striped in 2026
- Great frontage on State Avenue with more than 8,200+/- cars per day
- Very good access to northbound and southbound I-635

Opes Commercial Real Estate

Office: (816) 384-2900

1804 Swift St. Ste. 101 North Kansas City, MO 64116

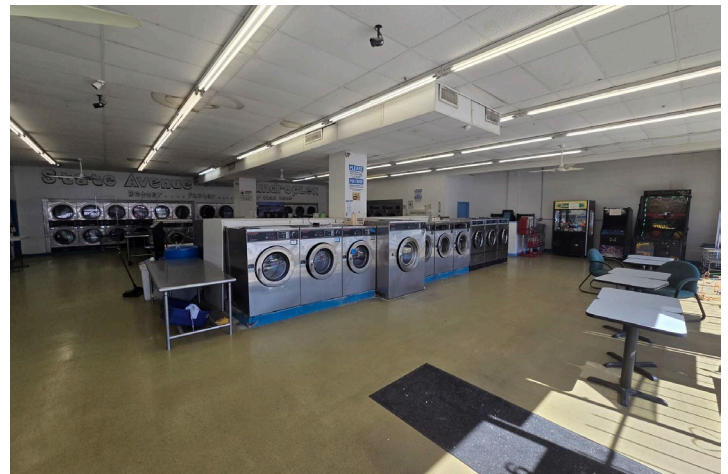
For More Information:

Nate Prather | Office: (816) 268-4483

ntprather@opescre.com

Retail Space For Lease

2606 State Avenue, Kansas City, KS 66102



Opes Commercial Real Estate
Office: (816) 384-2900
1804 Swift St. Ste. 101 North Kansas City, MO 64116

For More Information:
Nate Prather | Office: (816) 268-4483
ntprather@opescre.com

