

Major Price Reduction

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## Office Building For Sale

3131 Broadway Boulevard  
Kansas City, Missouri

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# 3131 Broadway Boulevard

**Price: \$3,950,000**

**Seller will consider owner-financing**

3131 Broadway offers a tremendous opportunity for an owner-occupant looking to own their property in a prime Midtown location. The property is located in the center of the city with easy access to I-35 and other major thoroughfares. The property is one block west of the extended streetcar line, surrounded by amenities, and minutes from the Country Club Plaza, Crossroads, and Central Business District. There's an ability to have highly visible building signage directly along the busy Broadway corridor. The oversized lot provides abundant parking and/or the potential to expand the existing building structure. The building has been well maintained by a single owner for the past 20+ years.

22,000± SF  
Total Size

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1958/2004  
Year Built/Renovated

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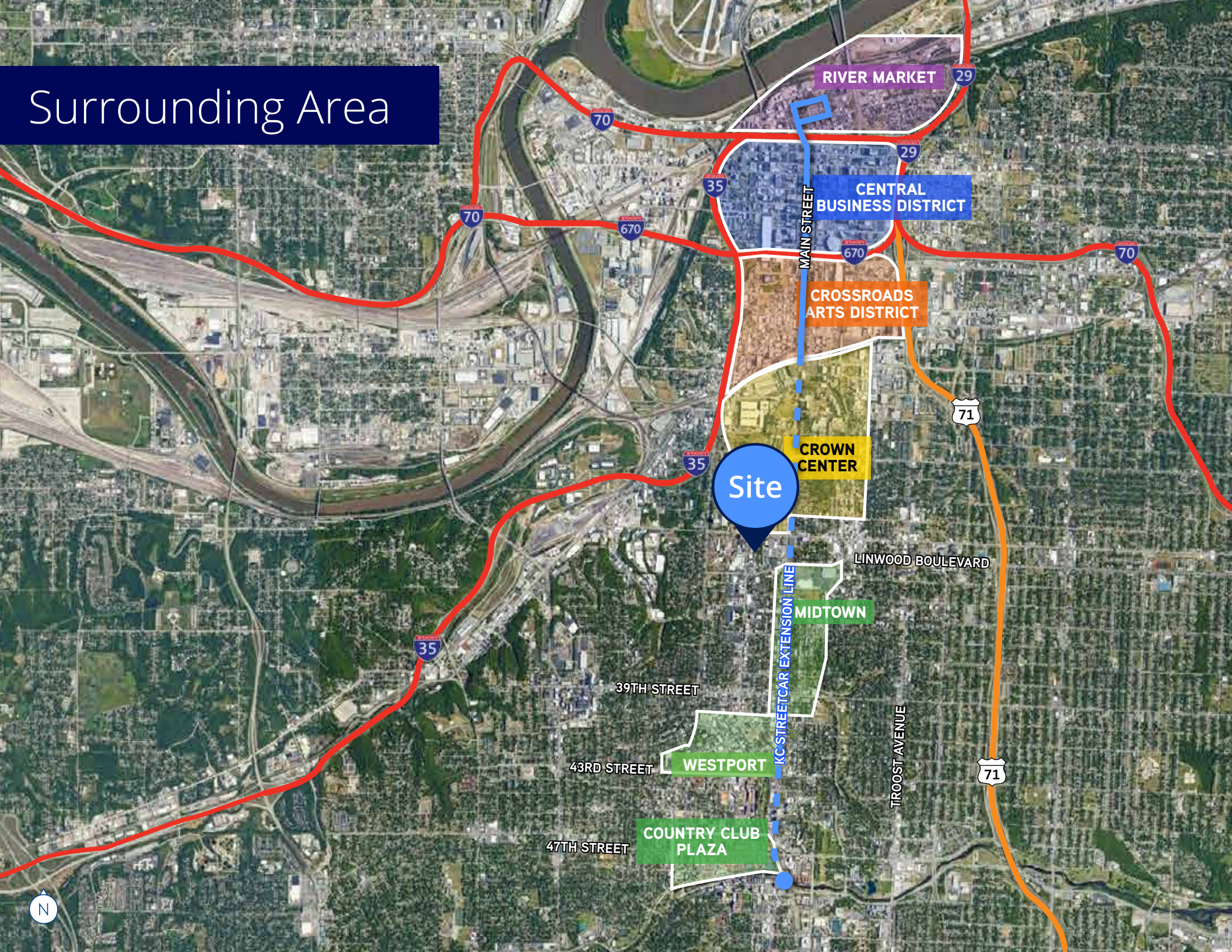
1.24 ACRES  
Land Area

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84  
Parking Spaces



# Surrounding Area



# Property Aerial



BROADWAY BOULEVARD

CENTRAL STREET

WYANDOTTE STREET

W. 32ND STREET

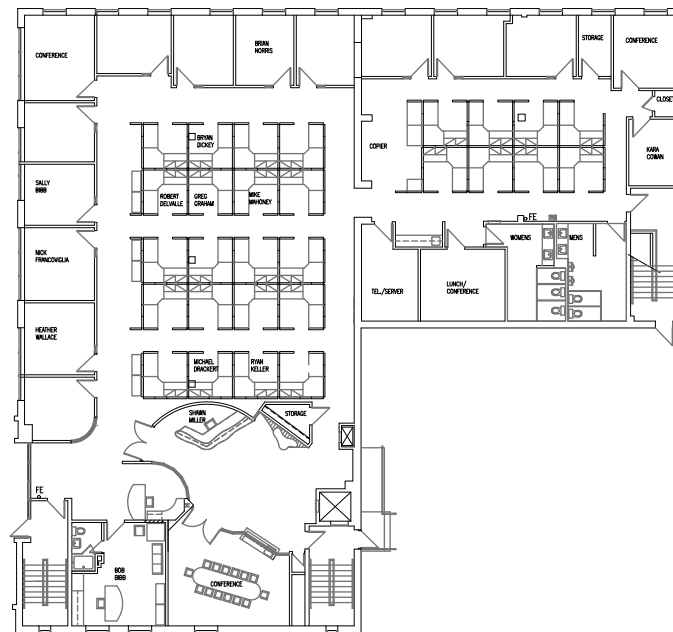


# Floor Plans

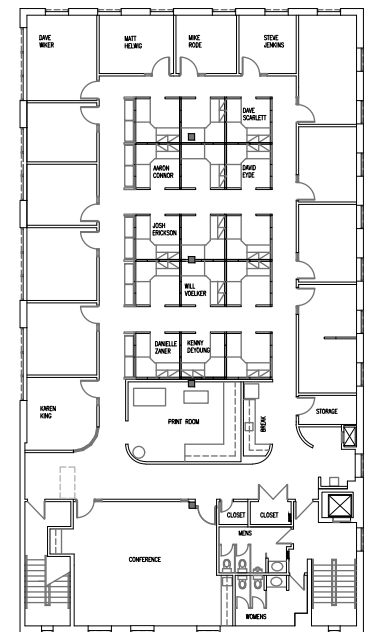
22,000± SF



Garden Level



First Floor



Second Floor



# Property Photos



# Midtown Kansas City Overview

Midtown Kansas City connects the roughly three-mile stretch between Crown Center and the Country Club Plaza. The intersection of 31st Street and Gillham Plaza is the convergence of four distinct, yet complimentary neighborhoods; Union Hill, Longfellow, Broadway/Gillham, and North Hyde Park. These neighborhoods have experienced commercial and residential development throughout the last ten years, creating new and future opportunities in the area.

Retail and entertainment amenities are in abundance within the area, with the largest being Crown Center to the north, offering a diverse mix of shopping, dining, and entertainment. Martini Corner, near 31st Street and Gillham Road, offers an eclectic intersection of local eateries and bars. The area is an urban environment, yet large retailers such as Costco and Home Depot, along with major hospital systems and universities, are all within a short drive.

## Recent Development in Midtown

The KC Streetcar, currently serving 10 stops across downtown Kansas City and surpassing 14.5 million riders since its launch in 2016, has a new 3.5-mile extension line nearing completion. Its eight additional stops will create a seamless connection from downtown to UMKC and Country Club Plaza, linking more neighborhoods, hotels, and entertainment districts. The extension line will go directly through the heart of Midtown, including two new stops located in Midtown at the intersections of 31st & Main, and 35th and Main.

Several recent redevelopments in and around Midtown have added multifamily options to the immediate area as demand remains high to reside within the urban core of Kansas City, especially with the KC Streetcar expansion line heading further south.



The majority of the recent improvements to the area remain focused along main arterial roads such as Main Street, Troost Avenue, and Armour Boulevard. Recent multifamily deliveries in Midtown include The Crosswalks, The Residences at Park 39, The Dairy, and Katz on Main Street. Active multifamily construction projects throughout Midtown include the Citizen and Arrive KC. Several multifamily development opportunities in the immediate area are proposed in preparation for the completion of the new extension line. Economic development growth is expected to occur along the expansion line in the future.

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