

# 1400 UNION AVE



FOR SALE

ARON  
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ESTATE

# PROPERTY DETAILS

Address: 1400 Union Ave Kansas City, MO 64101

Gross Square Footage: 16,000 sf

Layout: 4 floors (4,000 sf/floor) + basement and mezzanine

Zoning: M3-5

Parking: 2 spaces in front, 4 spaces in rear

Sale Price: \$520,000

Quintessential West Bottoms building for sale with all the character that is unique to that neighborhood – detailed brickwork, large wood columns and beams, and high ceiling heights. Situated in the heart of the vibrant West Bottoms neighborhood on the highly visible corner of Hickory St and Union Ave, 1400 Union is in the epicenter of the \$500 million mixed-use redevelopment that is currently underway in the West Bottoms. This building is ripe for value added adaptive reuse as mixed use, multi-family, office or hospitality that would only benefit from the growth currently underway in the West Bottoms that is establishing the area as one of Kansas City's most sought after districts for a live-work-play lifestyle. With its corner location and an alleyway behind, this building has windows on three sides, making it well suited for a range of uses and subdivision.



In the epicenter of the \$500 million mixed-use redevelopment currently underway in the West Bottoms.



Updates include new roof and parapet wall, newer HVAC on some floors.



Ready for value added adaptive reuse as mixed use, multi-family, office or hospitality.



Current tenants include an eclectic range: from a retail model train shop to a contemporary art gallery. All tenants on month to month leases to allow flexibility for immediate redevelopment.

# INTERIOR



# 1400 UNION AVE

## CONTACTS

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1400 UNION AVE 4