



1724 – 1730 W. 39th Ave.

Kansas City , Kansas

Presented by:

**Bruce Re, Vice President, Commercial
Division**

**RE/MAX Commercial, State Line
11251 Nall Ave.
Leawood, Kansas 66211
913-221-9689**

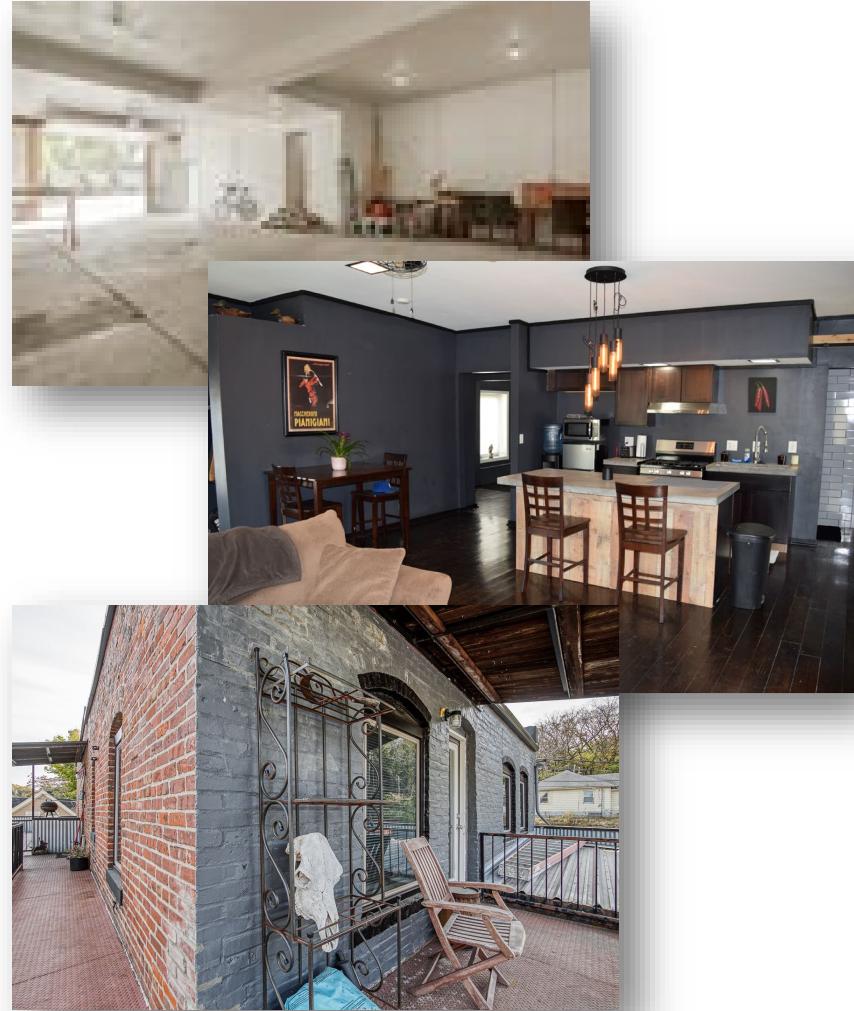


Executive summary

Property Summary

REMAX Commercial – State Line has been retained as the Exclusive Agent for the sale of the property located at 1724 and 1730 W. 39th Ave. in Kansas City, Kansas, 66103. An ideal location just north of Lamar & I-35 on Merriam Lane.

The corner building has a totally renovated 1-bedroom apartment with a private entrance and a catwalk balcony to a courtyard. There is a huge upside to this value add building with a current tenant leasing 1,200 sf., but there are a total of 5-units that can be rented! If your client is looking for a flex building that can house cars and include a mancave apartment, they won't want to miss this property!



EXECUTIVE SUMMARY

Building Sale

Building : \$575,000.00
Building Size: 6,500SF
Lot size: .45 Acres
Year Built: 1920
Available: Oct. 15, 2024

Contact: **Bruce Ré**
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11251 Nall Ave.
Overland Park, KS 66210
913-221-9689

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Traffic

1724 & 1730 W 39th Ave.

Located close to and with easy access to I-35. Renovated in the past two years with a completely new 1-bedroom living area with a private entrance, 5-spaces to use or lease, and one space that is a value-add investment. The space in 1724, 1,200 is currently leased!

Property Type: Flex
Building Size: 6,500 SF

Traffic:

Traffic Vol.
Merriam Ln.: 6,898

