



# OPES COMMERCIAL REAL ESTATE



8101-8129 N. OAK TRAFFICWAY, KCMO 64118

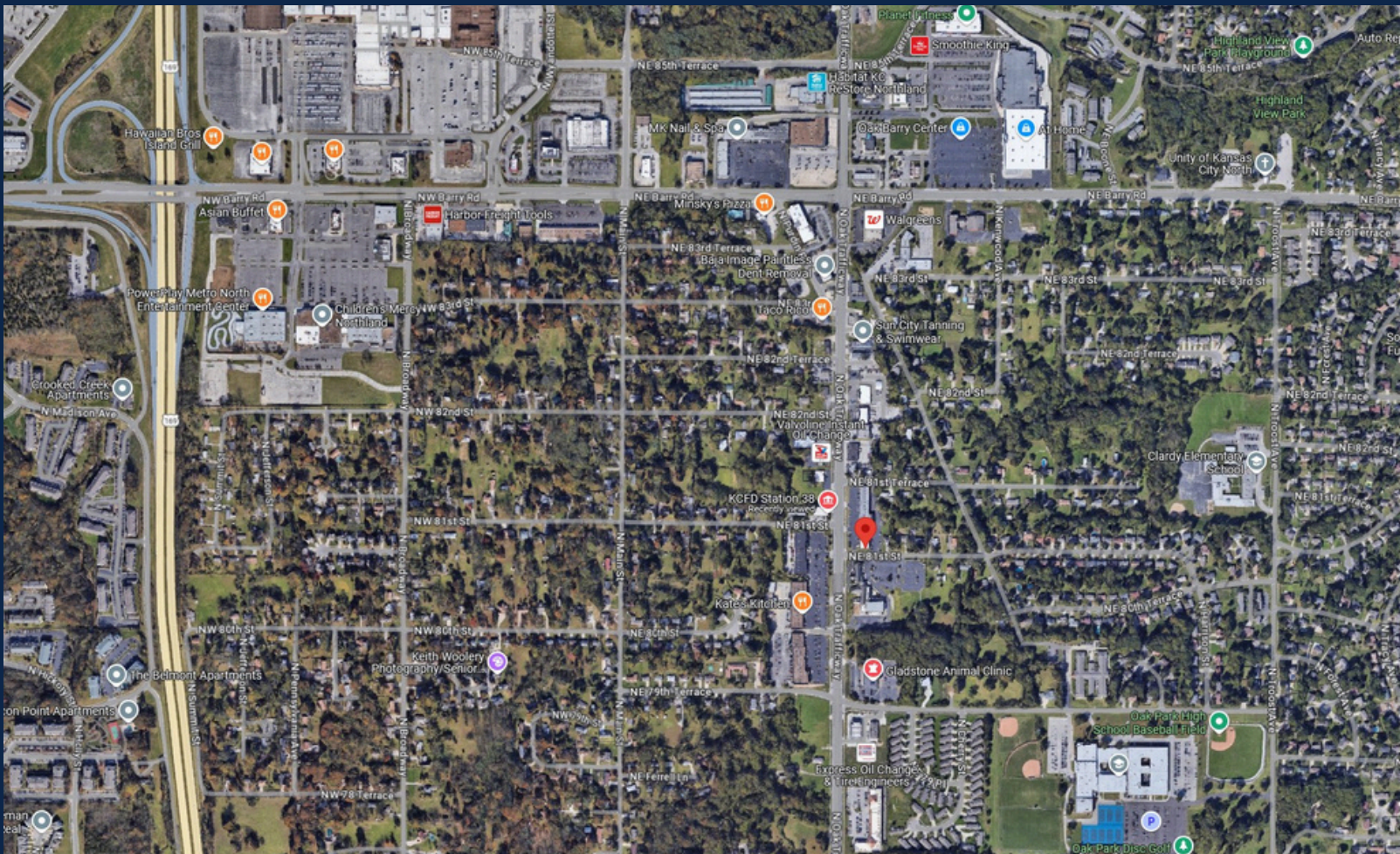
## FOR SALE

PRICE \$2,800,000.00

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## 8101-8129 N. OAK TRAFFICWAY, KCMO 64118

Population	2 Mile	5 Mile	10 Mile
2024 Population	34,497	167,482	401,561
2029 Population	36,139	178,131	421,122
Annual Growth 2024-2029	1.0%	1.3%	1.0%

Households	2 Mile	5 Mile	10 Mile
2024 Total Households	14,562	69,265	159,798
Growth 2024-2029	1.0%	1.3%	1.0%
Median Household Income	\$69,704	\$74,461	\$69,662

## PROPERTY FEATURES:

- EXCELLENT INVESTMENT OPPORTUNITY - 8.4% CAP
- 38,340 +/- SF ON TWO LEVELS
- 23 SPACES (6 BASEMENT) RANGING FROM 720 +/- SF - 5,000 +/- SF
- 93% OCCUPIED WITH GREAT TENANT MIX
- GROSS INCOME \$364,153.20/CURRENT 2024 EXPENSES \$128,684.00
- FRONT FAÇADE RECONSTRUCTED IN 2019, PARKING LOT RESTRIPE AND RESURFACED IN 2024
- 72 PARKING SPACES FACING NORTH OAK 44 PARKING SPACES IN BACK/LOWER LEVEL
- 390' OF FRONTAGE ON NORTH OAK TRAFFICWAY WITH JUST UNDER 15,000 CPD

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