



For sale

Former Associates in Family Medicine Building
8940 State Ave., Kansas City, KS 66112

Executive Summary

Building Name	Associates in Family Medicine
Address	8940 State Ave., Kansas City, KS
County	Wyandotte
Year Built	1984
Building Type	Medical
Site Area	94,005 SF (2.16 AC)
Net Usable Area	9,358 SF
Construction	Brick
Parking	44 surface spaces
Zoning	CP-O, CP-1, R-1; Planned Limited Business District
Sale Price	\$1,500,000
Price/SF	\$160.29/SF
Delivery	Vacant building

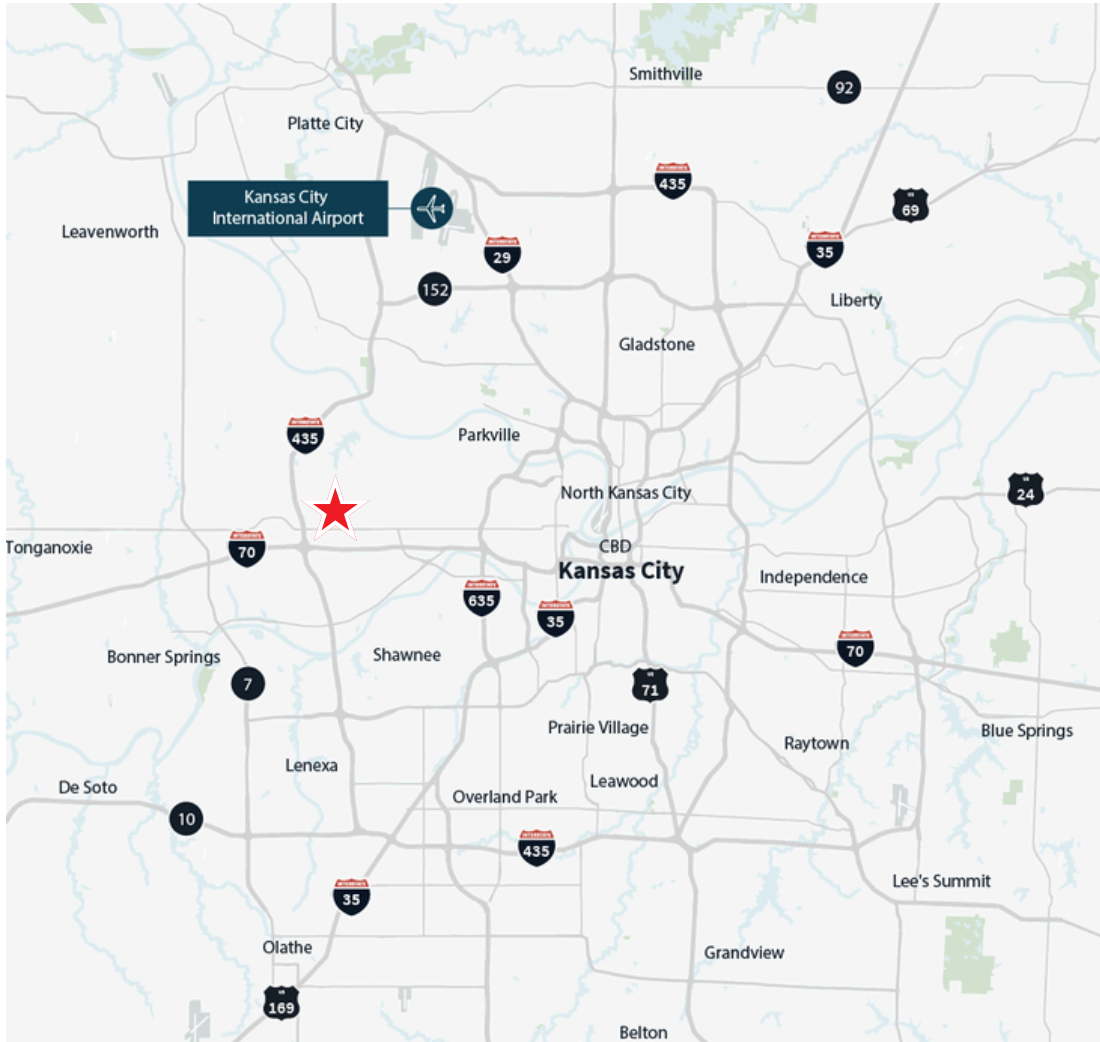


Investment Highlights

- Located on a hard corner at intersection
- Owner-user opportunity
- 14 exam rooms
- Five offices, conference room, lab, record storage room
- Ideal layout for a medical operator or office user
- Well maintained owner-user building
- Excess land for additional development
- Fully sprinkled building
- One mile south of Providence Medical Center
- Adjacent to a number of new development projects including the \$250M American Royal new headquarters development, \$3.3B Compass Minerals Sports Complex, New \$190M, 660,000 SF former Oracle office complex, New National Soccer Training and Coaching Development Center, 15.92 acre Village West III apartment complex



Location Map



Notable Drive Times

I-70 5 Minutes

I-435 6 Minutes

I-635 8 Minutes

Downtown KCMO 15 minutes

MCI 23 minutes

Surrounding Area



Recent area development

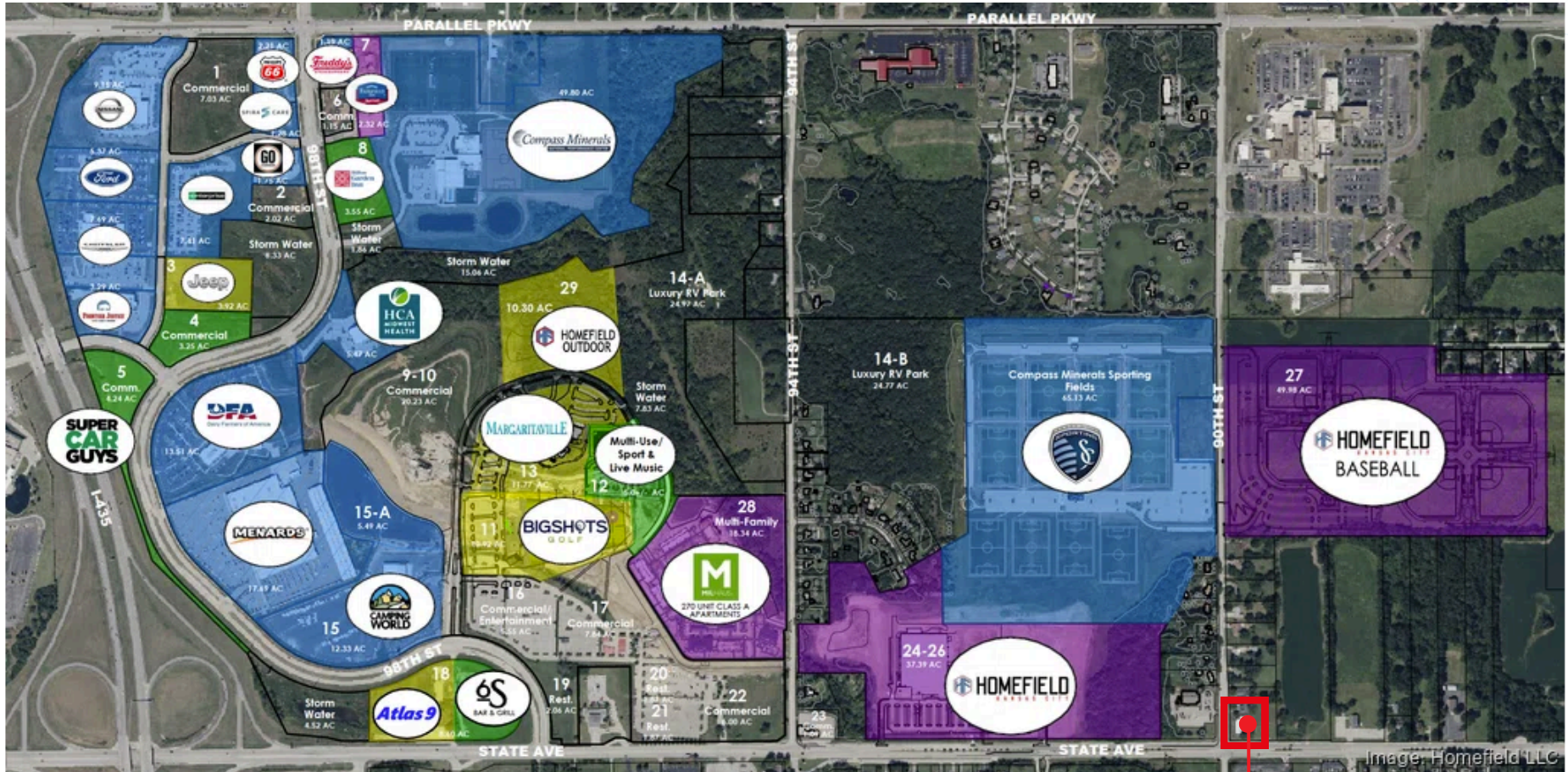


Image: Homefield LLC

8940 State Ave.

Site Aerial



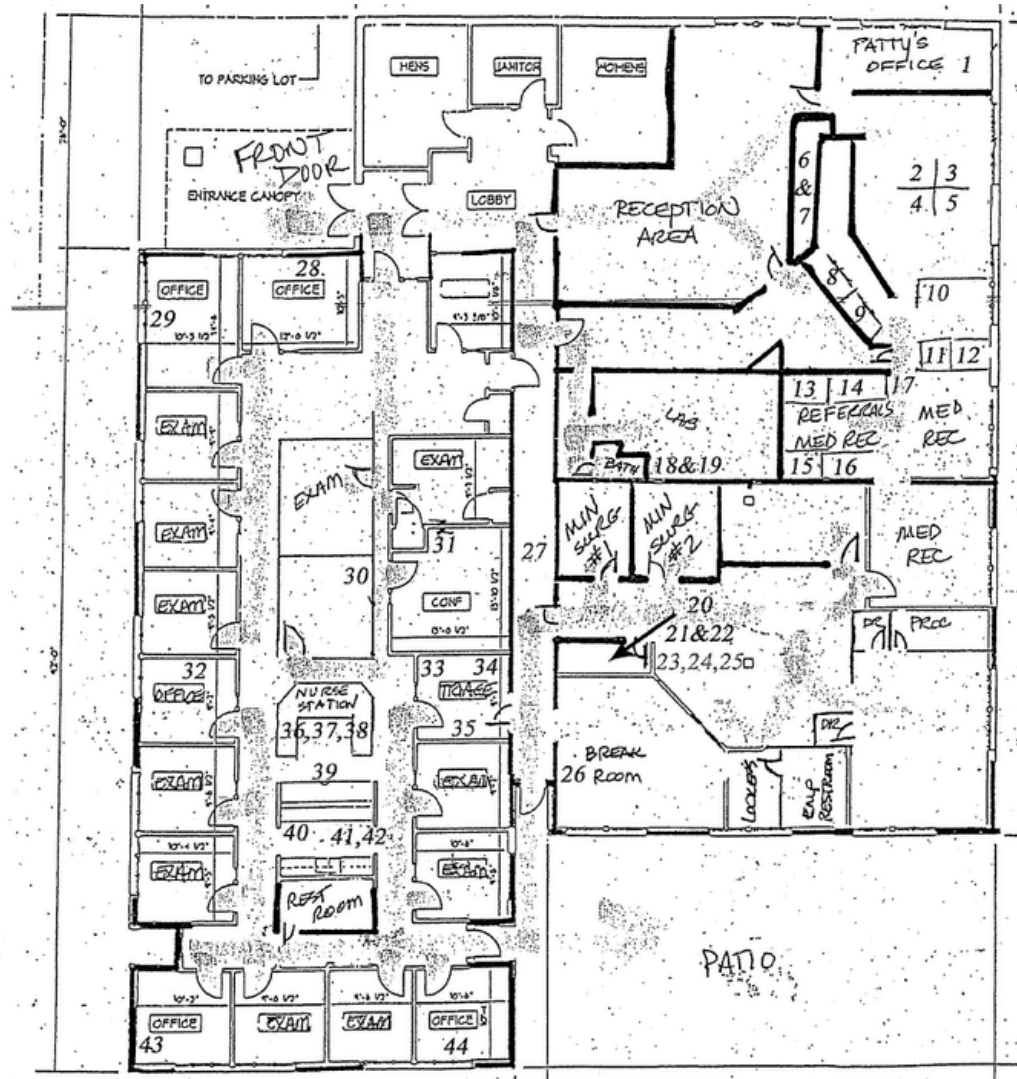
Property Overview

Year Built	1984
Building Type	Medical/Office
Lot Size:	Approximately 2.16 AC (94,005 SF)
Building Size	9,358 SF
Roof	Mansard/Membrane; Composition shingles
Parking Lot	Asphalt
Building Exterior	Brick, wood frame
Story	Single
Zoning	CP-O, CP-, R-1; Planned Limited
Taxes (2025)	\$38,611.90
Electrical	Westar Energy
Gas	KS Gas Service, Atmos Energy
Sewer	Unified Government Water Pollution Control
Water	Board of Public Utilities
Cable	AT&T, Google Fiber, Spectrum

Utilities



Floor Plan



Property Photos



Patrick Meraz, CCIM
patrick.meraz@jll.com
913 469 4622

RJ Trowbridge
rj.trowbridge@jll.com
913 469 4637

jll.com/kansas-city

Jones Lang LaSalle Brokerage, Inc.