

Property 360 Property View

101 W Broadway Avenue, Excelsior Springs, MO 64024

Listing

101 W Broadway Avenue, Excelsior Springs, MO 64024

MLS#: 2574720

Status: Active

County: Clay

L Price: \$565,000

Commercial

Area: 107 - East of I-35 & South of Hwy 92



Name:

Sale

L/S:

Stories: 2

Lsz:

4,777 - Square Feet

Min SF:

Max SF:

Use:

Other, Restaurant, Retail

Type:

Business Opportunity

Age:

101 Years/More

Yr Blt:

1900

Zoning:

C-2

Total SF:

9,520

Brk ID: RMX 13

Agt ID: SIMMLLC

General Information

Leased:

Yes

Curr Lse:

Grs Inc: \$62,232

Flood:

No

Cap Rt: 8.96

Op Exp:

\$11,631

Road:

City Street

Net Inc:

Occupy:

Tenant Occupied

Parking:

Common Park Lot, On Street

Location:

Business District, Corner Lot

Owners:

City Limits:

Yes

Streets: Public Maint

Utilities:

220v Service, Electric, Gas, Sanitary Sewer

Interior:

Exterior:

Security:

Accessibility:

Maint Pr:

Ceiling Height:

Listing Office Information

Show:

Appointment Only, Call Listing Agent, Schedule

Poss:

Close Of Escrow

List Type:

Exclusive Right To Sell

List Service:

Spec Conds:

List Dt: 10/07/2025

Exp Dt: 03/03/2026

LO:

RE/MAX Area Real Estate

Ofc Ph:

816-630-4000

Ofc Ext:

LA:

SimmonsSales Team

Agt Ph:

816-630-4000

Ofc Fax:

Agt Email:

simmons.remax@gmail.com

Agt Ph:

816-868-4692

LA2:

Jake Simmons

Co-op:

816-868-4692

LA Cap:

Designated Agent

Builder:

Spec Docs:

Builder Plan:

Display on

Internet: Yes

Display

Address on

Internet: Yes

Allow Internet

No

Allow Internet

Site Comments: No

Remarks & Directions

Prime investment opportunity in the heart of Historic Downtown Excelsior Springs! 101 W Broadway Avenue is a beautifully maintained 100% occupied mixed-use building featuring two commercial storefronts, a partial basement, and four fully finished luxury loft apartments on the upper level. The main level includes Three Olives Italian Restaurant, currently undergoing an exciting renovation with future reopening plans, offering exclusive access to the property's basement — ideal for storage, prep, or future expansion. The second storefront is home to Mind, Body & Soap, a charming boutique retail shop offering artisan soaps, trinkets, jewelry, and unique gifts that draw consistent downtown foot traffic and enhance the property's visibility. The upper level showcases four luxury lofts — each a two-bedroom, one-bath residence thoughtfully designed with tall ceilings, large windows overlooking downtown, and a mix of modern updates and historic charm. Open living areas, efficient kitchens, and strong tenant retention make these units highly desirable and income-stable. This property stands as a rare turnkey investment within Excelsior Springs' thriving downtown corridor — steps from The Elms Hotel & Spa, boutique shopping, restaurants, and city events that bring year-round vibrancy and growth. Key Highlights: 100% occupancy with strong, stable tenants, Two main-level commercial units with excellent visibility and foot traffic, Partial basement (accessible via Three Olives Italian Restaurant), Four updated 2-bedroom, 1-bath luxury lofts with consistent rental performance, Prime corner location in Excelsior Springs' historic downtown district, Ideal for long-term investors, mixed-use portfolio diversification, or 1031 exchange buyers

Private Remarks - Showing Agt Info:

24-hour notice required for all showings. Best tour availability: Sundays and Mondays due to downtown district operations. Listing agent must be present for all showings to provide access and ensure proper tenant notification and approval—no unannounced visits or direct tenant contact. Proof of funds or a current pre-qualification letter may be required prior to confirming any showing request. All scheduling, inquiries, and contract submissions must be coordinated directly with Jake Simmons, RE/MAX Area Real Estate — simmons.remax@gmail.com | 816-868-4692. Real estate sale only; all restaurant equipment and furnishings are owned by the tenant.

Directions:

10 HWY East Through Excelsior Springs To The Downtown Historic District, Go Left/North On S Thompson Ave To Broadway Ave, Go Right/East On Broadway To Property Located On The Right/South Side Of Street

Business Information

Net Ch:

Industrial

X Stop:

Office

Net Ch:

Retail

Business:

Business Opp

Ofc SF:

0

Bs Yr:

Allow:

Includes:

Gift Shop, Other,

Whs SF:

0

U-R:

Rentable

Empl:

Clr Ht:

0

Allow:

Open:

Drv In:

0

Dock:

0

Dock Type:

Dr Ht:

Rail:

Allow:

Financial Information

Will Sell:

Cash, Conventional

Tax:

\$6,221

Spc Tax:

\$0

HOA:

/

Total Tax:

\$6,221

Earnest Deposit: Stewart Title

Tax Comm:

Status Change Information

Prev List Pr:

Orig LP:

\$565,000

Mod Dt:

10/07/2025

Entry Dt:

10/07/2025

Buyer Brk:

Cont Dt:

Buyer Agent:

Agency:

Sale Terms:

Financial Concessions:

Major Rep:

/

Incentives:

One Time Showing:

Tax

Owner Information

Owner Name:	Rhodus David K	Owner Name 2:	Rhodus Doreen A
Mailing Address:	20212 Us-69	Tax Billing City & State:	Liberty Mo
Tax Billing Zip:	64068	No Mail Flag:	Y
Mail Owner Name:	David K & Doreen A Rhodus		

Location Information

School District Name:	Excelsior Springs	Subdivision:	Original Town
Census Tract:	021704	Carrier Route:	C001
Township:	Excelsior Springs	Township Range and Section:	015230
Range:	30	Section:	1
Block:	7	Lot:	1

Tax Information

Parcel ID:	12311002600100	Alt. APN:	12-311-00-26-001.00
APN:	12-311-00-26-001.00	Tax Area:	02
Lot #:	1		
Legal Description:	EXCELSIOR SPRINGS ORIGINAL TOWN LT 1 & E 28' LT 2 BLK 7		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$76,640	\$76,640	\$76,640
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$277,800	\$277,800	\$277,800
Tax Year	2024	2023	2022
Total Tax			
\$6,220.34			
\$6,187.15			
\$6,363.59			
Change (\$)	\$33	-\$176	
Change (%)	1%	-3%	

Characteristics

Land Use - County:	Multi Usage (Xcar)	Land Use - CoreLogic:	Commercial (Nec)
Lot Acres:	0.110	Lot Sq Ft:	4,792
Lot Frontage:	68	Lot Depth:	70
Garage Capacity:	0	Lot Acres:	0.110
Lot Frontage:	68	Lot Depth:	70

Photos



Front of Structure



Other



Floor Plan



Other



Bedroom



Bathroom



Living Room



Kitchen



Kitchen



Living Room



Other



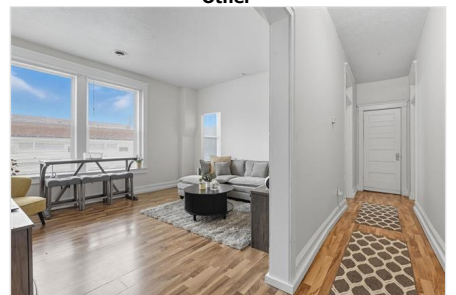
Other



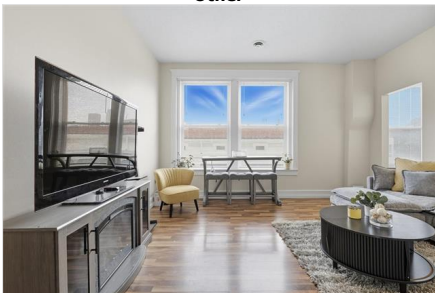
Other



Floor Plan



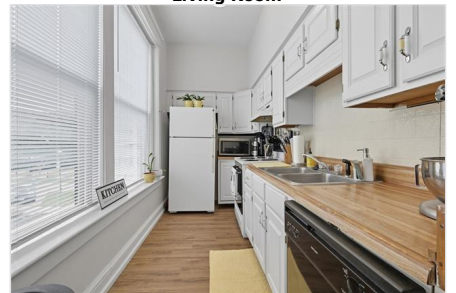
Living Room



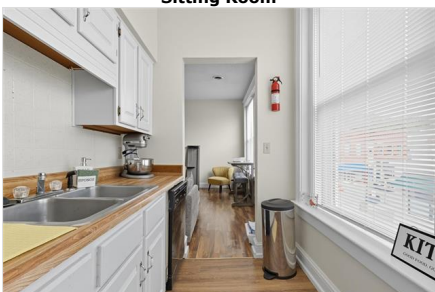
Sitting Room



Living Room



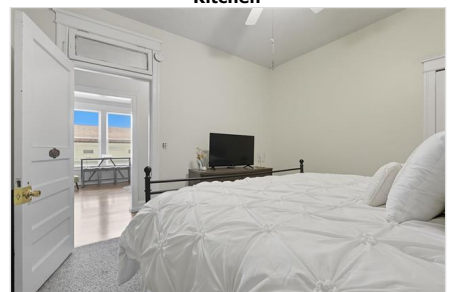
Kitchen



Kitchen



Bedroom



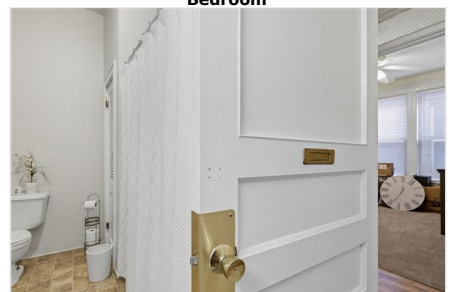
Bedroom



Bathroom



Bathroom



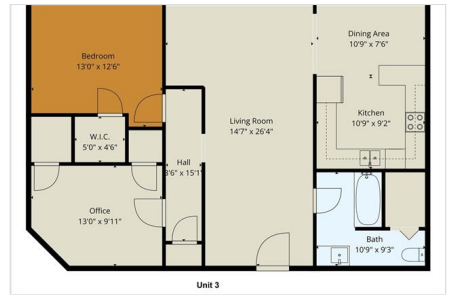
Bathroom



Bedroom



Other



Floor Plan



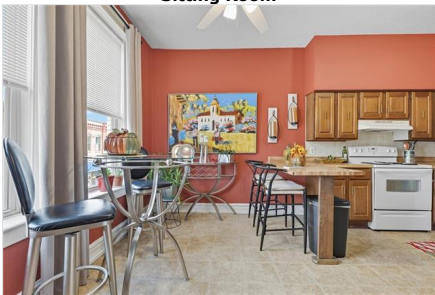
Sitting Room



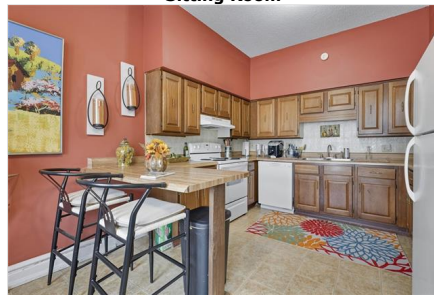
Sitting Room



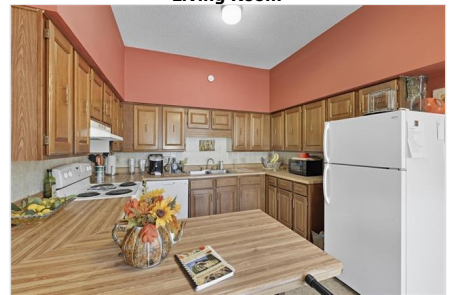
Living Room



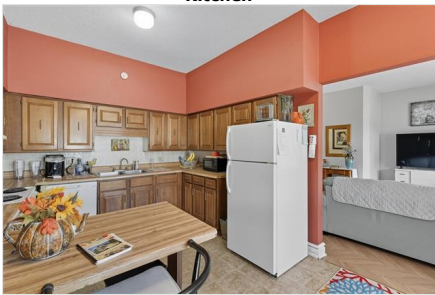
Kitchen



Kitchen



Kitchen



Kitchen



Living Room



Living Room



Bedroom



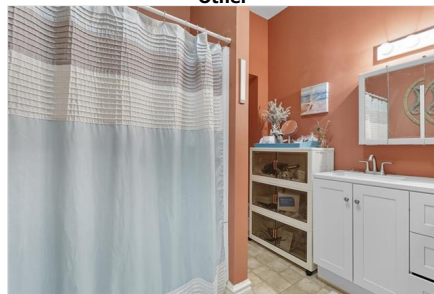
Other



Office



Living Room



Bathroom



Other



Floor Plan



Kitchen



Kitchen



Living Room



Living Room



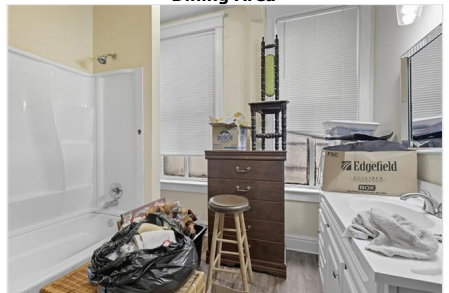
Dining Area



Dining Area



Bathroom



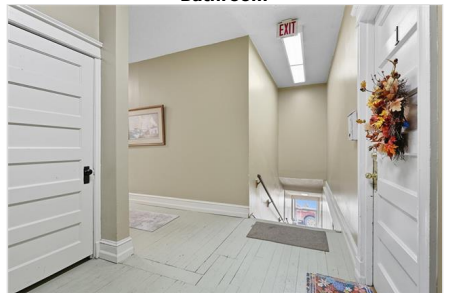
Bathroom



Bedroom



Bedroom



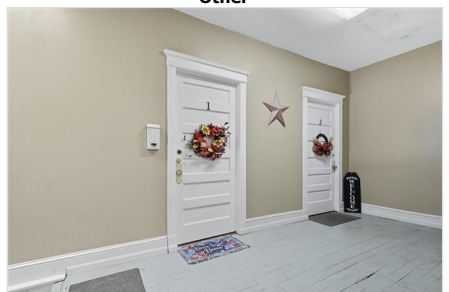
Other



Other



Laundry



Entry



Other



Entry



Front of Structure



Floor Plan



Other



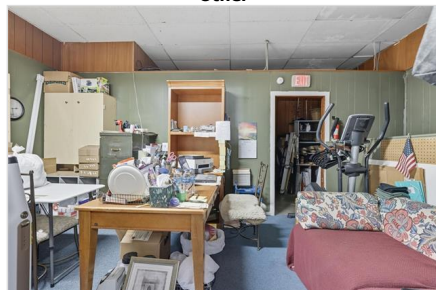
Other



Other



Closet



Office



Other



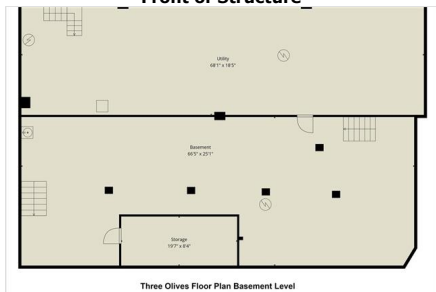
Front of Structure



Floor Plan



Floor Plan



Floor Plan