

FOR SALE OR LEASE

1,064 Square Foot Diner 33,550 Square Foot Lot

1337 Admiral Blvd. Kansas City, MO



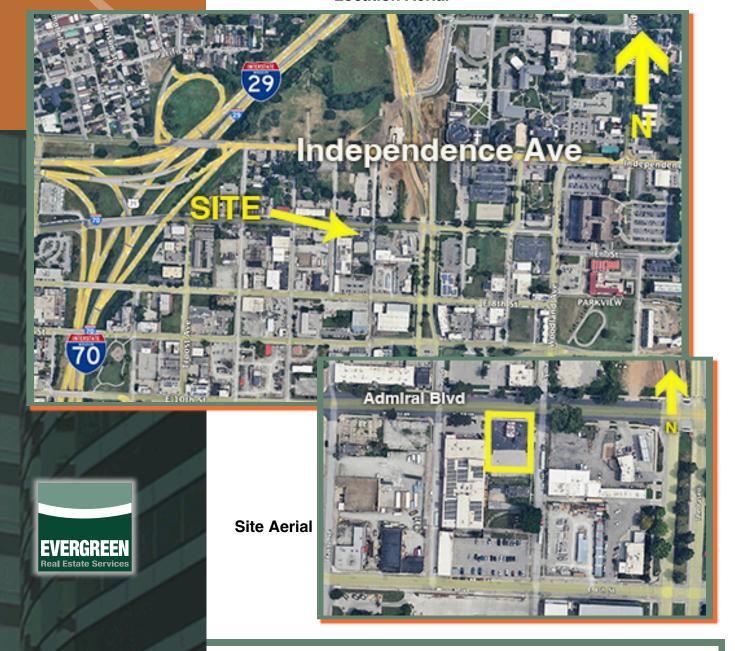
Pat Murfey 913.951.8402

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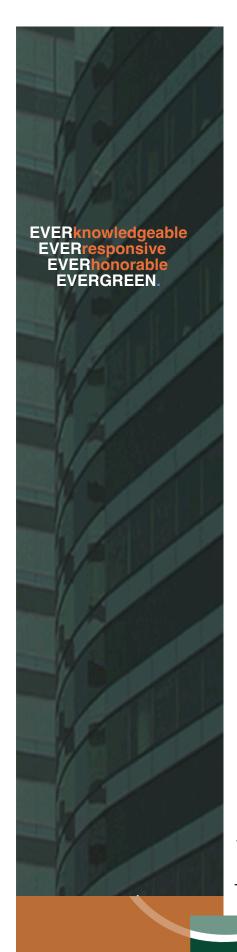
KCEvergreen.com

- Easy Access via I-70 / The Paseo
- Five Blocks East of Downtown Loop
- Plenty of Parking on Site
- Includes Fixtures, Furniture & Equip.
 - Newer Front Patio

Location Aerial



Kansas City, Missouri is a destination town. Sophisticated yet unpretentious, it has more than 200 fountains, second most in the world just behind Rome, earning the nickname, "City of Fountains." Kansas City also has more boulevards than any city except Paris, France and is often referred to as the "Paris of the Plains." Today, Kansas City, Missouri's urban core is experiencing its greatest revival in more than 50 years. The downtown population quadrupled in the last decade and is expected to grow by 50 percent in the next five years. New downtown housing units, expansive entertainment options, restaurants, shopping and redevelopment are spurring residential and business attraction.



EVERGREEN

Property Features				
Building Size in SF	1,064			
Building Dimensions	28' x 38'			
Total Acres	0.80			
Year Built	1958			
Construction Material	Wood Framing and Siding			
Roof	2022 TPO			
Floor	Concrete			
Clear Height in Feet	9'			
Column Spacing	14' x 19'			
Dock-High Loading				
Van-High Loading				
Drive-In Loading				

Sprinkler	At Hood
Floor Drains	Yes
HVAC	Central
	Fluorescent
Electrical	200 Amp / 440 Volt

Building Systems

	Site
Parking	Ample on Site
Zoning	M1-5 - Light Industrial
Floodplain	NA
Access	I-70 / The Paseo to Admiral Blvd.

		Pricing			
Lease_Type		Space Information: Restaurant	Size (sf) 1,064	<u>Rate</u> \$33.80	
Sale Price	\$425,000				
1337 Admiral Bly Kansas City MO					_
County: Jackson	on	Taxes:			

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Contact your Broker/Agent at Evergreen for more information

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