



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

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

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



Site 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.

EVER knowledgeable
 EVER responsive
 EVER honorable
 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	

Building Systems

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

Site

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

Pricing

Lease_Type	NNN	Space Information:	Size (sf)	Rate
and/or		Restaurant	1,064	\$33.80
Sale Price	\$425,000			

1337 Admiral Blvd.
 Kansas City MO 64106

County: Jackson

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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