

3923 N. OAK

3923 NORTH OAK TRAFFICWAY, KANSAS CITY, MO
INCOME PRODUCING CAR DEALERSHIP

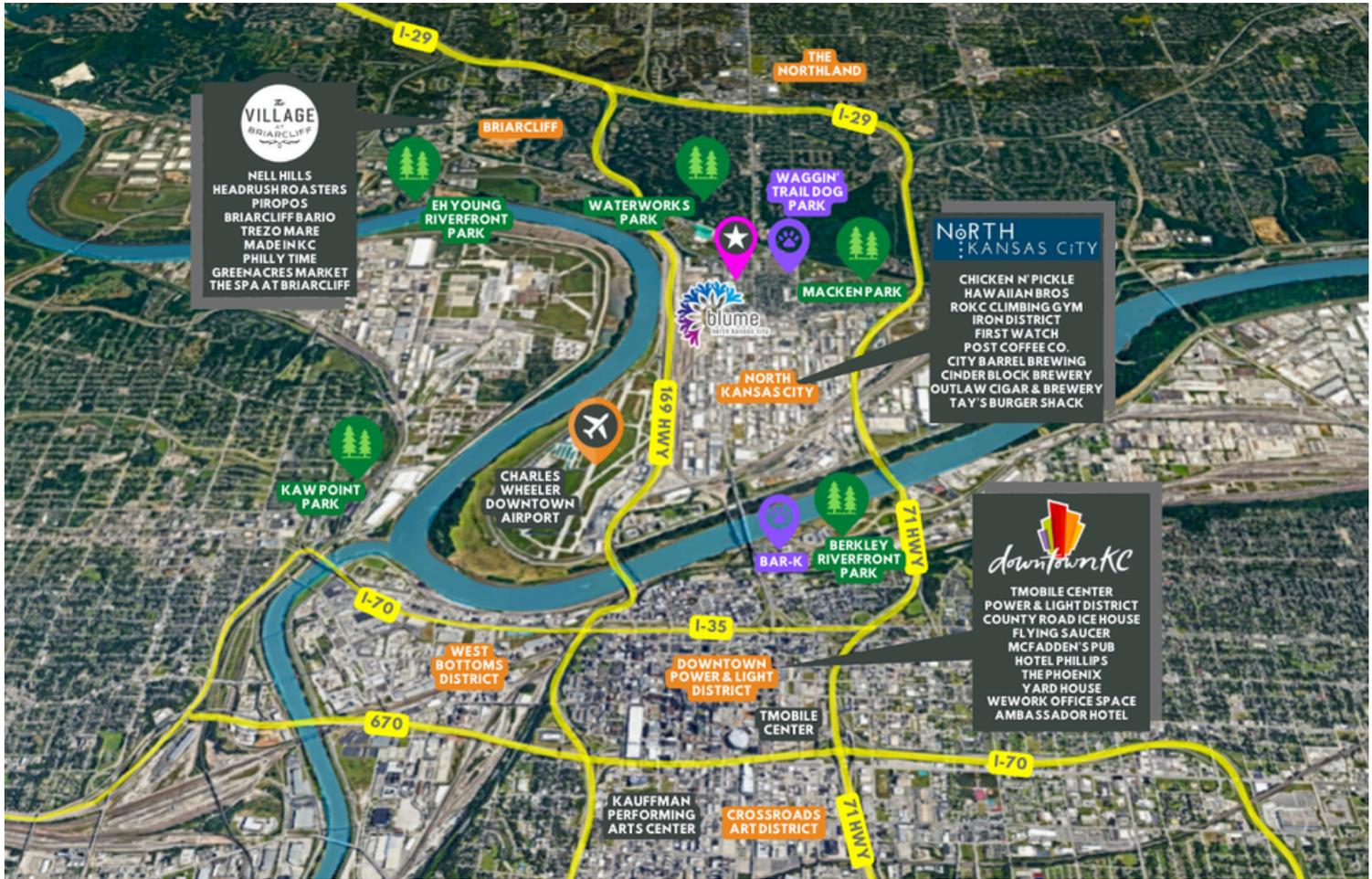


3315 N. OAK TRAFFICWAY, KANSAS CITY, MO 64116 | 816.683.4988



LOCATION & PROPERTY DETAILS

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PROPERTY HIGHLIGHTS

- Strategic Location: Situated directly on the North Oak Trafficway, a major thoroughfare with high visibility and traffic counts.
- Favorable Economics: The area is part of a Tax Increment Financing (TIF) plan, with incentives available to support redevelopment and modernization.
- Growing Area: Located in a corridor that is poised for significant growth and revitalization, with potential for land value appreciation.
- Current Use: Historically, the property has been utilized for various commercial and auto sales businesses.
- Versatile floor plan: mix of offices and open space allows for flexible use.
- Frontage: 200' on Oak Tfwy + 471' on Oak Tfwy (with 2 curb cuts)

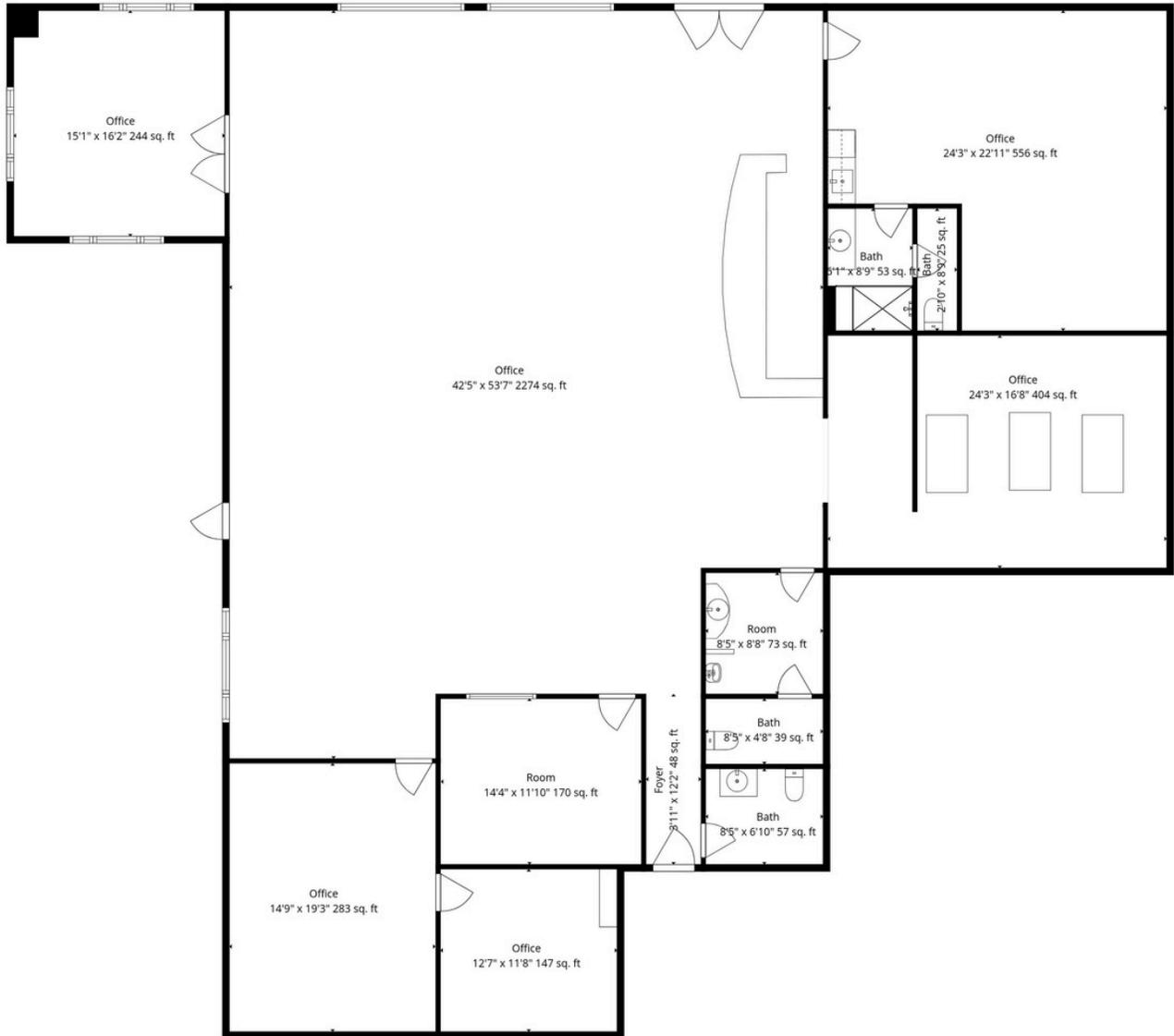
PROPERTY SUMMARY

Sale Price	\$1,395,000
Building Size	4500sf office+1677sf shop space
Lot Size	1.70 AC
Year Built	1989
Signage	Available on N. Oak
Zoning	C2
Parking Ratio	44.15/1,000 SF
Parking Spaces	240 surface



FLOOR PLAN

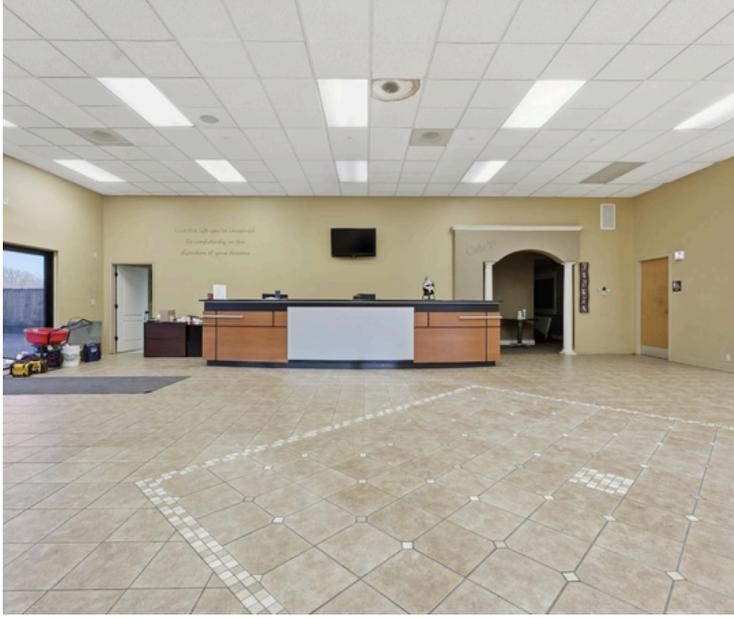
*SF numbers are estimates and should be verified by client.



PARCEL OUTLINE



BUILDING PHOTOS



WHY NORTH OAK?



**Rendering of future Ascent Apartments*

This property represents a strategic acquisition for any forward-thinking investor or developer. Its value is tied to a much larger vision of revitalization. The inclusion in a Tax Increment Financing (TIF) district provides significant financial incentives that can de-risk the investment and enhance profitability. By purchasing this parcel, you are securing a foothold in a corridor poised for significant growth and appreciation as it transforms into a modern, high-value residential and commercial area.

For a business owner, this location offers the rare chance to get in on the ground floor of a burgeoning community. The future apartment complex will create a substantial, built-in customer base right at your doorstep. The redevelopment's focus on creating a vibrant, walkable environment will generate significant foot traffic and establish the area as a destination. Securing 3923 N Oak means establishing your business as an integral part of a new, thriving neighborhood from its very inception, positioning you for long-term success.

Buyer to independently verify all information including zoning, permitted uses, square footage, and redevelopment potential.