



1709 Southwest Blvd, Kansas City, KS 66103

\$1,050,000

1701 and 1709 Southwest Boulevard, Kansas City, KS

Mixed Use in a great area with lots of traffic

Broker/Agent of Record: Erin Nystrom (License: 2001003505)



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Listing Added: 12/03/2024

Listing Updated: Today

kw KANSAS CITY
NORTH
KELLERWILLIAMS.

Details

Asking Price	\$1,050,000	Property Type	Land, Mixed Use, Multifamily, Office, Retail
Subtype	Auto Shop, Grocery Store, Storefront	Square Footage	7,852
Net Rentable (sq ft)	6,532	Units	2
Stories	2	Lot Size (acres)	0.413

Marketing Description

Exceptional Mixed-Use Property with Modern Living and Business Potential!

Welcome to your dream investment opportunity! This stunning mixed-use property seamlessly combines commercial functionality with luxurious residential living, perfect for entrepreneurs or those seeking a versatile lifestyle.

Commercial Features:

Step into a professionally designed workspace that caters to your business needs, featuring:

- 4 spacious offices ideal for collaboration and client meetings
- A welcoming reception area that leaves a lasting impression
- A convenient file/pass-through room for efficient workflow
- A dedicated storage room to keep your space organized
- A break room equipped with washer and dryer hookups
- Full bath and two additional half baths for employee and client convenience
- An expansive garage bay offering easy access for deliveries or additional storage
- Ample parking in a well-maintained lot, complete with a robust security system for peace of mind

Residential Luxury:

Ascend to the recently remodeled second-floor condo, where modern comfort meets chic design. This upscale living space boasts:

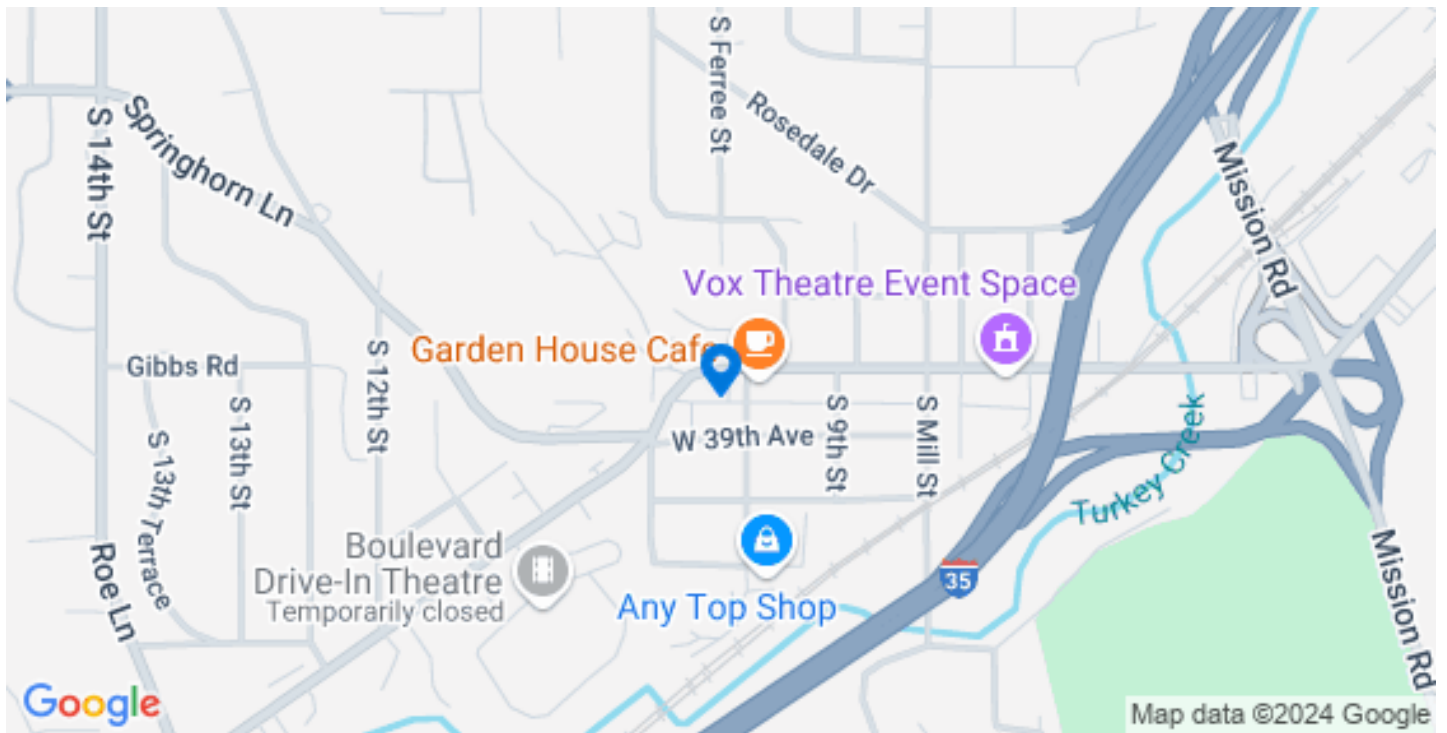
- A generous living room and dining area perfect for entertaining
- A contemporary kitchen equipped with all the essentials
- A private entrance and back staircase leading to the commercial unit below
- 2 spacious bedrooms, each with walk-in closets for maximum storage
- 2 elegantly appointed private bathrooms plus direct access to the laundry room from bedrooms
- Charming original brick wall accents, adding character and warmth

Additional Features:

- An additional vacant lot with a two-car garage, complete with electricity and stubbed for a bathroom—perfect for expansion, storage, or extra parking!
- Located in a desirable area, this property offers visibility and accessibility for your business while providing a serene residential retreat.

Don't miss out on this rare opportunity to own a remarkable mixed-use property that checks every box for comfort, convenience, and potential. Schedule your private tour today and envision the endless possibilities!

Location (1 Location)



Property Photos (18 photos)

