

419 WYANDOTTE ST KANSAS CITY, MO



0.15 ACRES FOR SALE IN THE KANSAS CITY RIVER MARKET





AREA
REAL ESTATE ADVISORS

PROPERTY HIGHLIGHTS:

SALE PRICE: \$648,899 (\$100/PSF)

LOT SIZE: 0.15 ACRES

ZONING: UR (URBAN REDEVELOPMENT DISTRICT)

FOR MORE INFORMATION:

JAY HAWKINS

D 816.895.4808

E JHAWKINS@OPENAREA.COM

TIM SCHAFFER

D 816.876.2535

E TSCHAFFER@OPENAREA.COM

WHY KANSAS CITY?



Downtown Kansas City is amid a large-scale transformation from a sleepy urban core, into a modern business and entertainment district.

- More than **\$9.2 billion** has been reinvested downtown since 2001.
- With its world-class amenities and affordable cost of living, many new companies have relocated their headquarters from the coast to Kansas City.
- KC is the **8th fastest** growing market for tech talent and the 12th for software developers.

WHY RIVER MARKET?



CURRENT & PLANNED MULTI-FAMILY

- — — KC STREETCAR LINE
- - - KC STREETCAR LINE - RIVER FRONT EXPANSION
- STREETCAR STOP

KC RIVER MARKET

Made in KANSAS CITY
CULTIVATING CREATIVITY

CPKC STADIUM

ORIGIN HOTEL
ORIGIN KC
118-ROOM BOUTIQUE HOTEL
COMPLETION FALL 2024

bark

COLUMBUS PARK

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

ACCESSIBILITY & TRANSPORTATION



The River Market District is a main connection point of central Kansas City which contributes to its overall success, vibrancy, and growing development.

- The KC Streetcar transformed the River Market in 2016, connecting the rest of the city to the historic riverfront area with free access to its amenities.
- Scheduled for a 2025 completion, a 3.5-mile streetcar expansion to the south is now under construction and will connect downtown to Midtown, Westport, the art museum district and the Country Club Plaza.
- Kansas City's new urban path, the **"Greenline"** will add pedestrian connectivity to all surrounding areas of downtown, connecting neighborhoods, showcasing art, and encouraging exercise and community.
- The Buck O'Neill bridge, coupled with existing highway infrastructure, makes the River Market the most easily accessible urban neighborhood in the metro.

