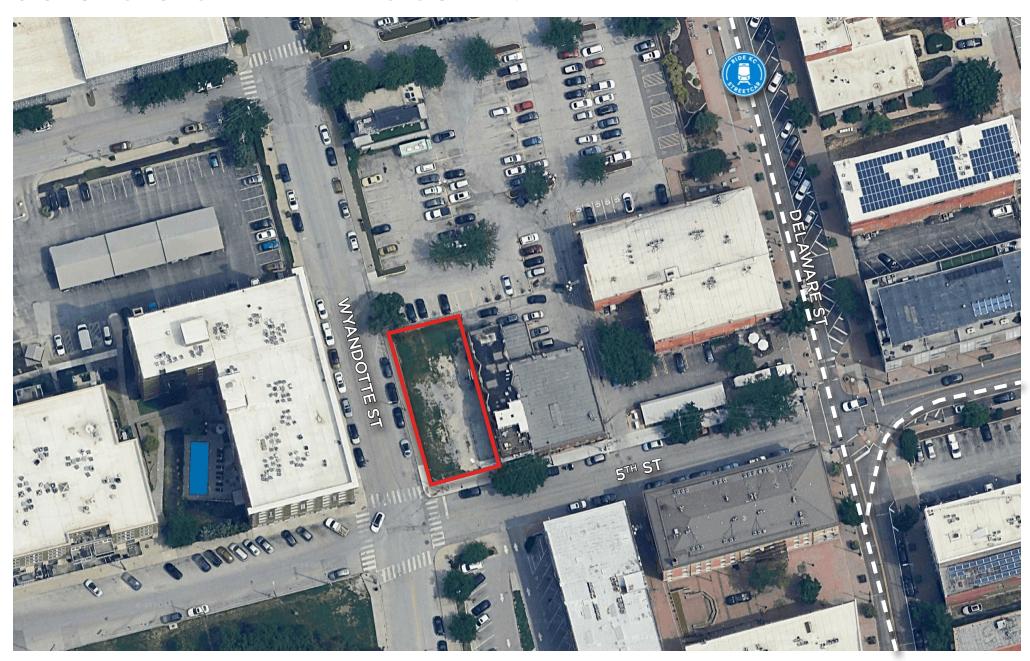
# **419 WYANDOTTE ST** KANSAS CITY, MO



0.15 ACRES FOR SALE IN THE KANSAS CITY RIVER MARKET





#### 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?



## **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.



