

INVEST COMMERCIAL REAL ESTATE, LLC

Industrial, Office, Retail & Investment - Leasing & Sales



FOR SALE

(or lease)

OFFICE/FLEX WAREHOUSE

5706 Troost Ave. \$1,300,000
5646 Troost Ave. (\$104/sf)
Kansas City, MO Negotiable Lease Terms

BLDG SIZE: 12,500sf+/- (2,745sf Office)
LAND AREA: .58 Acres (25,436sf) 2 Lots
YR BUILT: 1940's/1968 (estimated)
LOADING: 4 Dock-High doors
TAXES: \$8,212/yr (2025) (\$700/mo)
INSURANCE: \$1,150/mo
ELECTRIC: Heavy Power
HVAC: New RTU (12/24) Office Area
CLR HT: 9'-20'
ZONING: B3-2
PARKING: 20+ (separate Lot)

- Possible Gym/Fitness Uses
- Insulated Warehouse - Former Freezer/Cooler
- Lots of Opportunities for Artisan Food/Catering/Brewery Business
- Former USDA approved facility
- Adjacent Parking Lot



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www.INVESTCRE.com

12705 Pawnee Lane, Leawood, KS 66209

Site Plan

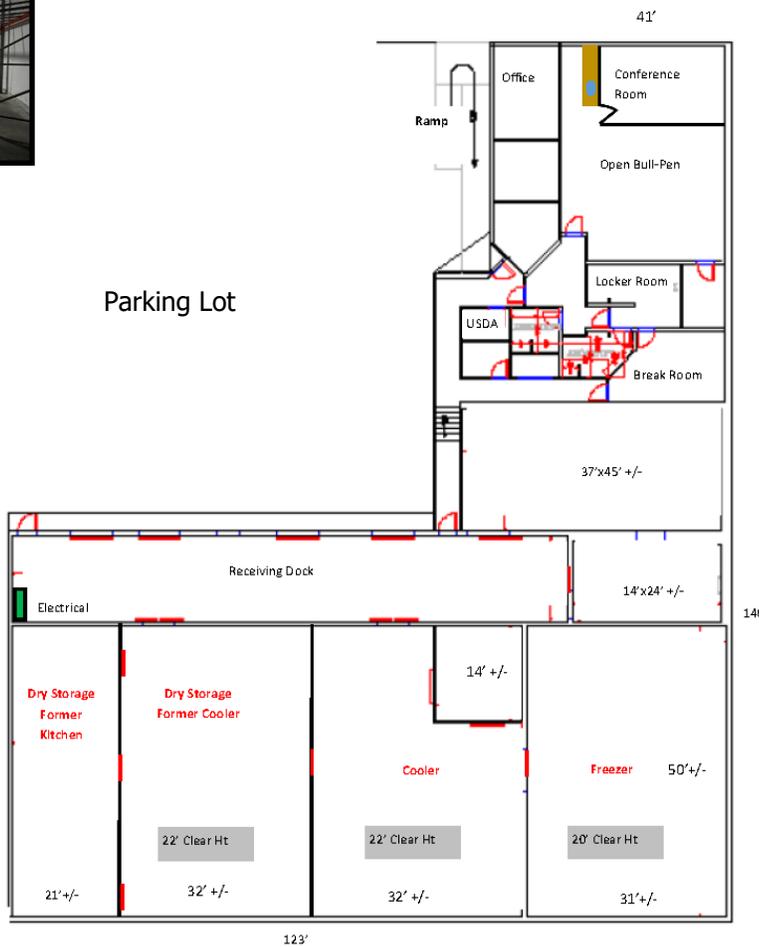
5646 Troost & 5706 Troost
Kansas City, MO



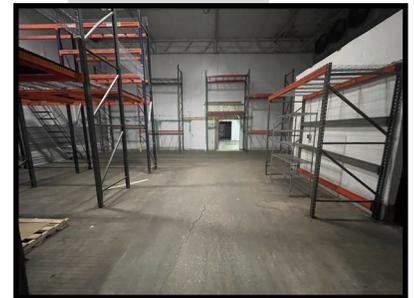
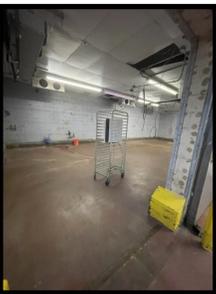
57th Street



Parking Lot



Troost



- SITE PLAN NOT TO SCALE
- ROOM SIZES APPROXIMATE

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Aerial View

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