

FOR SALE



MIDTOWN RESTAURANT PORTFOLIO

917 W 44TH ST, KANSAS CITY, MO 64111

ZACHERY FOWLE

BROKERAGE ASSOCIATE

816.621.2130

zachery@clemonsrealestate.com

CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130

AUDREY NAVARRO

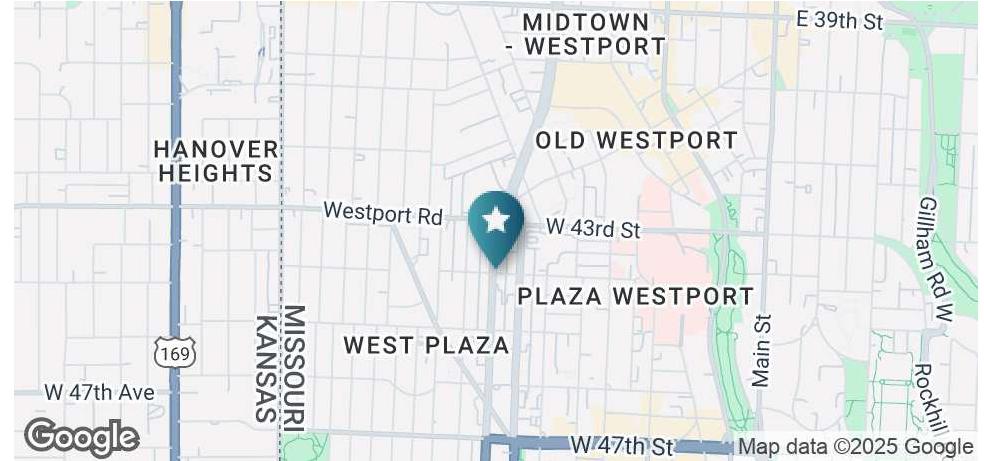
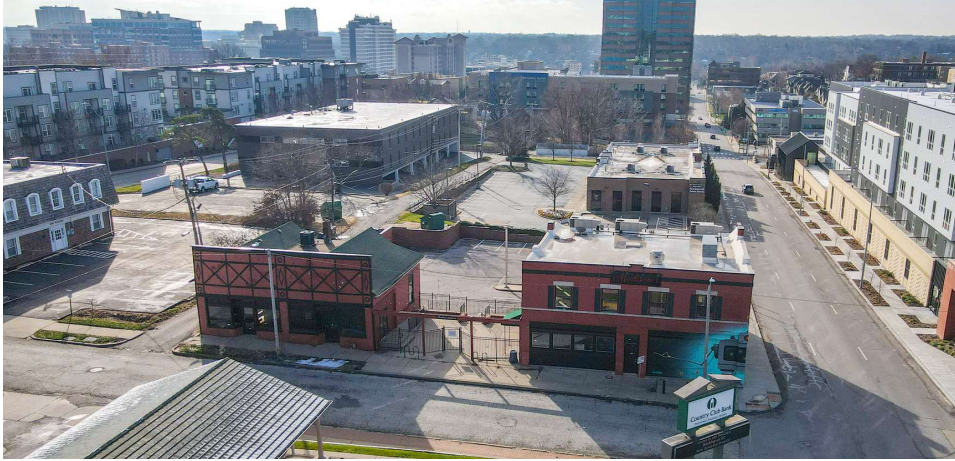
MANAGING BROKER

816.621.2130

audrey@clemonsrealestate.com

CLEMONSLIFE.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,700,000
Price / SF GBA:	\$206.34
Building Size (GBA):	8,239 SF
---Building A NRA:	7,212 SF
---Building B NRA:	1,527 SF
---Outdoor Patio:	2,000+ SF
Year Built:	1910
Renovated:	2021
Parking Spaces:	15 Spaces
Site Area:	18,735 SF
Zoning:	B 1-2 Neighborhood Business

PROPERTY OVERVIEW

Turnkey Restaurant: A Rare Find in Midtown | Two-building portfolio positioned on the corner of 44th St and Bellevue Avenue at the nexus of perennial favorite submarkets: West Plaza, Westport and the Country Club Plaza. The property is comprised of two buildings situated on a single 18,735 SF parcel configured for 15 on-site parking spaces. Previous owner successfully negotiated an agreement for additional parking on an adjacent site. Desirable walkability given the population density within one mile (23,800+). Building A, formerly known and operated as Madison's Neighborhood Eatery, was fully operational in 2023. Building B was most recently used as event space.

PROPERTY HIGHLIGHTS

- Prime Location at 44th and Bellevue Avenue
- Unique Two-Building Configuration
- Charming 2,000+/- SF Patio Between Buildings
- Versatile Options for Music Venue
- High traffic Bellevue Avenue

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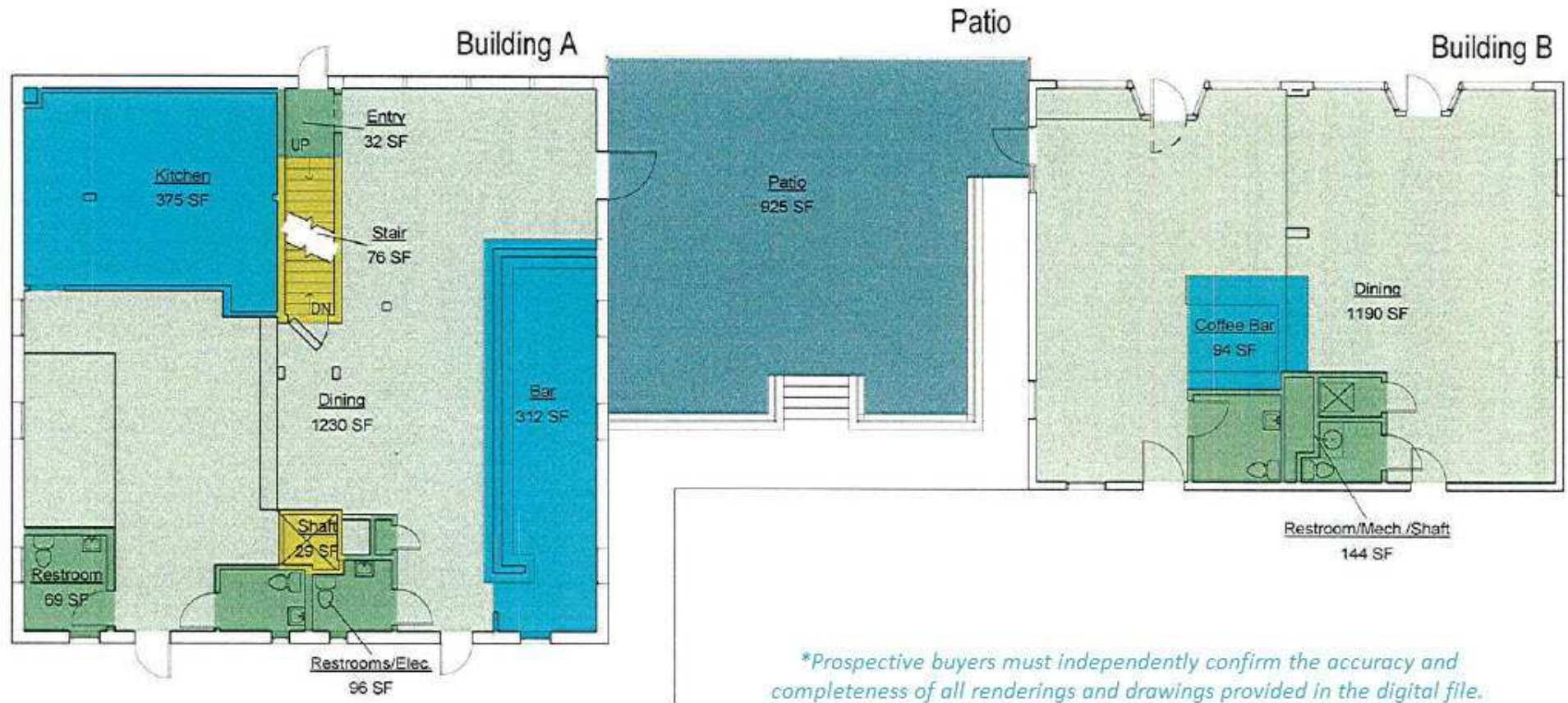
BUILDING A - TURNKEY RESTAURANT



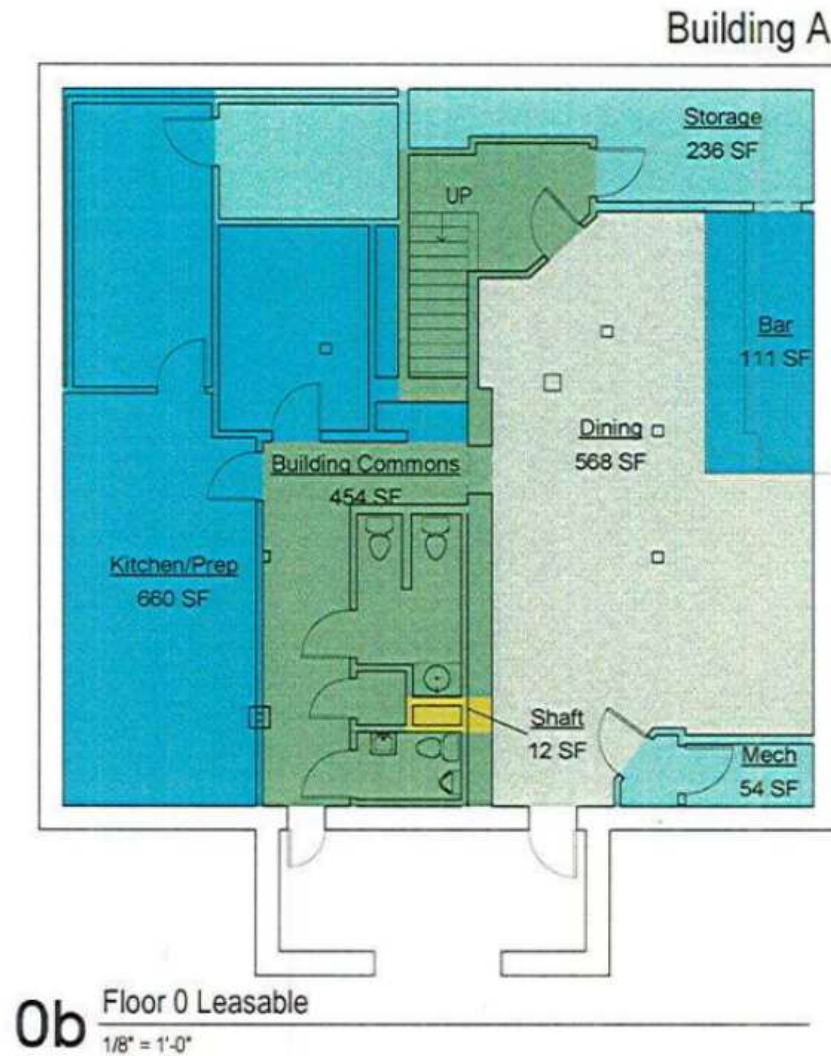
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FLOORPLAN



PLANS

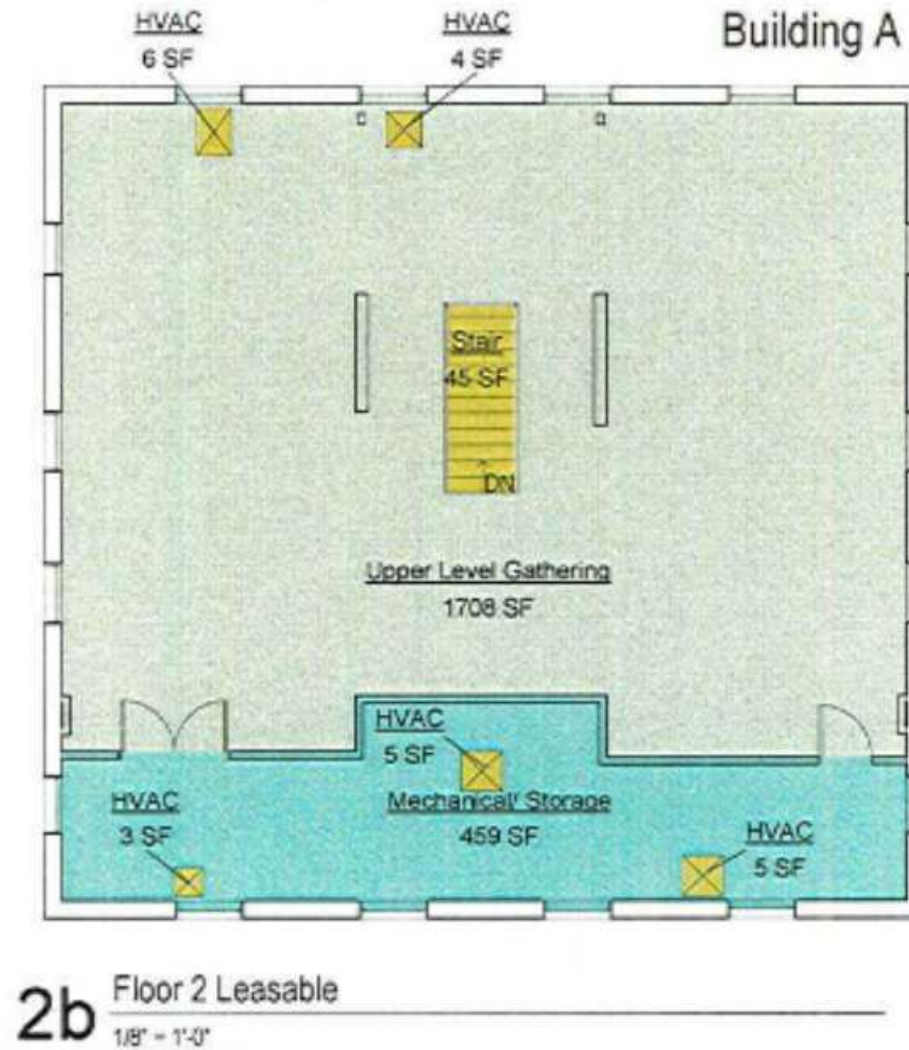


PLANS



1b Floor 1 Leasable
1/8" = 1'-0"

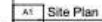
PLANS



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ADDITIONAL PHOTOS

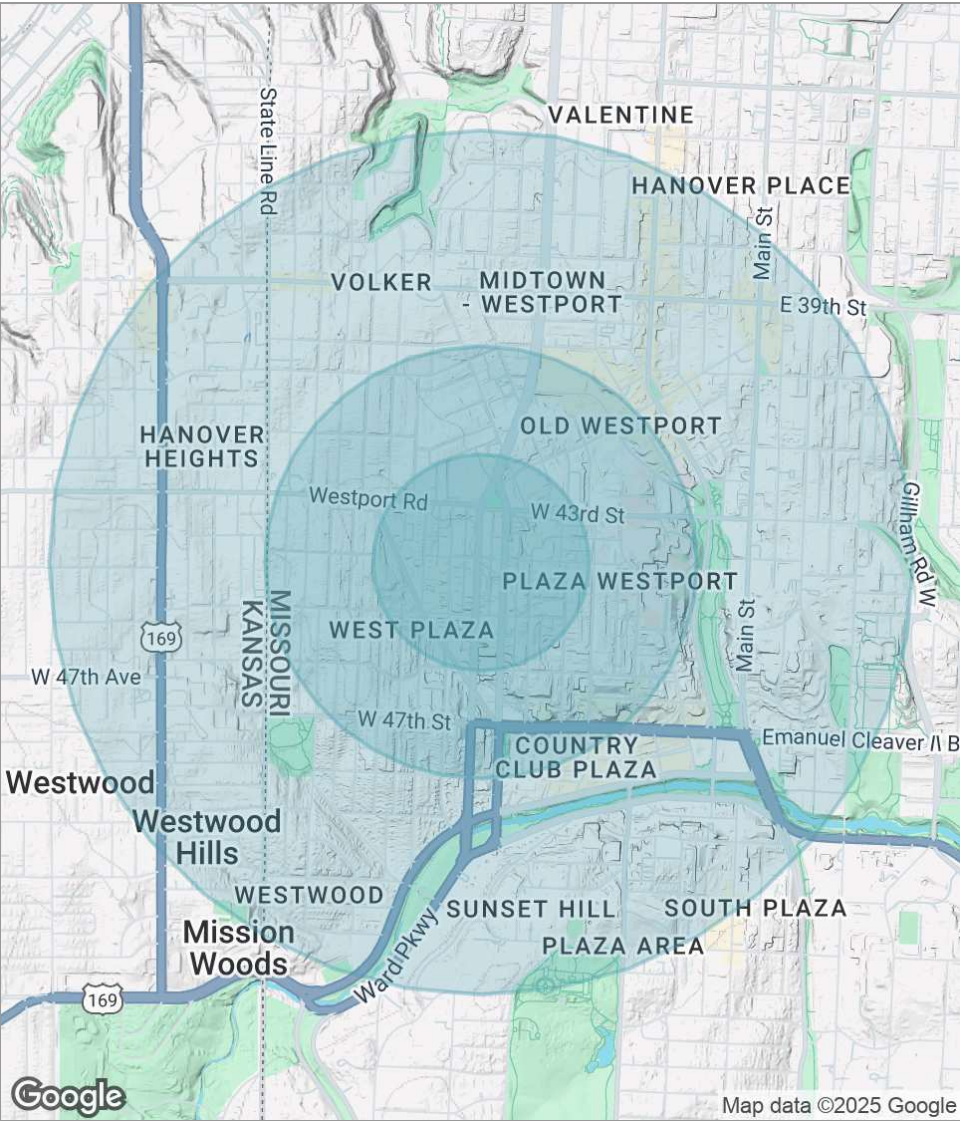


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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,879	115,482	280,250
Median Age	36.5	36.9	36.7
Daytime Population	49,702	166,221	403,105
Education BA+	67.9%	54.8%	44.8%
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,061	55,981	127,587
Median HH Income	68,123	63,869	60,151
Owner Occupied HH	28.1%	41.3%	42.9%
Median Home Value	330,009	304,626	245,226

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