
OFFERING MEMORANDUM

1158 Quindaro Blvd

Kansas City, KS 66104

Offered at: \$150,000



EXECUTIVE SUMMARY

1158 Quindaro Blvd represents a compelling **small-scale commercial or redevelopment opportunity** in the historic Quindaro corridor of Kansas City, Kansas. The property consists of an approximately **3,485 square foot parcel** with frontage along Quindaro Boulevard, an established east–west thoroughfare serving the surrounding residential community.

Offered at **\$150,000**, the property is well suited for an **owner-user, investor, or developer** seeking affordable entry into the KCK market with long-term upside.



PROPERTY OVERVIEW

- **Address:** 1158 Quindaro Blvd, Kansas City, KS 66104
 - **County:** Wyandotte County, Kansas
 - **Offering Price:** **\$150,000**
 - **Lot Size:** ±Buyer to Verify SF (per public records)
 - **Property Type:** Small structure (buyer to verify)
 - **Zoning:** Buyer to verify (commercial uses common along corridor)
 - **Utilities:** Available at site (buyer to verify)
 - **Occupancy:** Vacant
 - **Ownership:** Fee Simple
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INVESTMENT HIGHLIGHTS

- **Attractive Entry Price** – Rare opportunity to acquire commercial land in KCK at a \$150K basis
 - **Quindaro Blvd Frontage** – Visibility and accessibility along a neighborhood commercial corridor
 - **Flexible Use Potential** – Suitable for retail, office, service, or redevelopment (subject to zoning)
 - **Owner-User Friendly** – Ideal for small businesses seeking ownership rather than leasing
 - **Value-Add Opportunity** – Redevelopment or repositioning potential in an underserved trade area
 - **Infill Location** – Surrounded by established residential density providing built-in demand
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SITE & DEVELOPMENT POTENTIAL

The site's size and frontage make it well positioned for a variety of **small-format commercial uses**, including:

- Neighborhood retail
- Professional or medical office
- Service-oriented businesses
- Small mixed-use or redevelopment concept

Buyer to independently verify zoning, permitted uses, and development standards with the Unified Government of Wyandotte County.

LOCATION OVERVIEW

Located in the **historic Quindaro neighborhood**, the property benefits from proximity to:

- Established residential communities
- Local schools, churches, and neighborhood services
- Major roadways connecting to Downtown Kansas City, KS and surrounding submarkets

The Quindaro area has seen ongoing community investment and remains a key corridor for neighborhood-serving commercial development.

PRICING & TERMS

- **Purchase Price:** \$150,000
 - **Price Basis:** Competitive for small commercial/infill sites in KCK
 - **Transaction Structure:** Fee simple sale
 - **Buyer Due Diligence:** All zoning, building size, and use to be verified
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DISCLAIMER

Information contained herein is deemed reliable but not guaranteed. Prospective purchasers should conduct their own independent investigation and due diligence regarding the property, zoning, development potential, and all financial assumptions.

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