



OFFERING MEMORANDUM

5301 Prospect Avenue, Kansas City, MO 64130-3612

Executive Summary

Property Address	5301 Prospect Avenue, Kansas City, Jackson County, Missouri 64130-3612
Asking Price	\$250,000.00
Building Size	~2,362 sq ft
Lot Size	Approx. 0.25 acres / ~10,890 sq ft
Year Built	1940

Zoning Commercial

APN 31920230400000000

Location & Market Highlights

- Located on Prospect Avenue, a major north-south thoroughfare in Kansas City with high visibility and good traffic flow.
 - Corner lot with excellent exposure and frontage.
 - Access to US Highway 71 southbound.
 - Prospect US Plan & Transit-Oriented Dev Corridor (ProspectUS) recently adopted, including zoning overlays and investment in infrastructure / mixed-use development.
-

Property Features & Condition

- Existing brick commercial building (~2,000 sq ft) is in place.
 - The property has sustained fire damage. This represents either (a) an opportunity for value through renovation/restoration, or (b) potential for demolition and redevelopment.
 - Lot size is generous for its footprint, giving flexible options for expansion, parking, or new construction.
 - Tax: approx. **\$1,925/year**
-

Investment & Redevelopment Opportunity

- **Value-Add/Rehab Play:** For an investor willing to renovate, repair, and bring the building back to functionality, there is upside in leasing or owner-occupation.
- **Redevelopment Potential:** Demolish and build new, whether retail, mixed-use, or another commercial use (depending on zoning).

- **Good Entry Price:** Priced well below replacement cost. Offers attractive basis for risk vs reward.
-

Financials & Terms

Metric	Detail
Asking Price	\$250,000.00
Price / Sq Ft	~\$33.87 / sq ft
Annual Taxes	~\$1,925
Terms	Cash or Bank Financing

Risk Factors / Due Diligence

- Building condition: fire damage — costs to repair or mitigate need to be carefully estimated.
 - Zoning: confirm permitted uses, setbacks, parking requirements, overlays etc.
 - Utilities: check current utility condition and capacity, and whether outages or code violations exist.
 - Permitting & timeline: depending on the scope (rehab vs new build) will affect cost & duration.
-

Strategic Value

- The property is positioned within a corridor that the City has targeted for redevelopment, transit access, and mixed-use growth under the ProspectUS plan. This provides potential for infrastructure improvements and increased demand in the area.
 - As surrounding areas are improved, visibility and access will increase, benefitting any new occupant or developer.
-

Contact & Next Steps

For more information, to receive full property disclosures, site plans, photos, floor plans (if available), or to schedule a site visit, please contact:

Stephen Douglas Fennell,

Commercial & Residential Real Estate, EVP

Realty One Group Encompass LLC

O- 816-607-1098

M- 913-748-6258

Photos and videos:

<https://drive.google.com/drive/folders/1Y6eJfGSRaWcL38364fyxHIRtY-uAYPO2?usp=sharing>