

**EVERGREEN**  
Real Estate Services

# FOR SALE OR LEASE

8,670 SF Building  
Zoned C-3

1016-1020 N. 10th St.  
Kansas City, KS



Cherise Sedlock

7021 Johnson Drive  
Shawnee Mission, KS 66202  
913.562.5600

[KCEvergreen.com](http://KCEvergreen.com)

- 8,670 SF Building on .29 acres
- Zoned C-3 on signalized corner
- CVS, Gates Bar-B-Q nearby
- Walking distance to KU's \$61M Downtown KCK Campus

## Location Aerial



This former auto dealership is suitable for art space, mechanic, retail and more.

8,670 +/- SF zoned C-3 at a signalized corner.

Walking distance to \$61M KU Med's Downtown KCK Campus, local, state and federal buildings. Neighboring businesses include CVS, Gates Bar-B-Q and Sonic.

Off street parking can be combined with indoor parking and acquisition or rental of nearby lots.

For more information call or text: 913-951-8418

Para obtener más información, llame o envíe un mensaje de texto 913-951-8418



EVERknowledgeable  
 EVERresponsive  
 EVERhonorable  
 EVERGREEN.

### Property Features

Building Size in SF	8,670
Building Dimensions	
Total Acres	0.29
Year Built	1935
Construction Material	Concrete Block
Roof	2016 60 ml TPO
Floor	
Clear Height in Feet	12/16
Column Spacing	Free Span
DH	1
10' DI	1

### Building Systems

Sprinkler	None
Floor Drains	2
HVAC	
Lighting	
Electrical	

### Site

Parking	
Zoning	C-3 -
Floodplain	
Access	

### Pricing

Lease Type	Space Information:	Size (sf)	Rate
and/or		8,670	\$3.50
Sale Price	\$189,000		
1016-1020 N. 10th St. Kansas City KS 66101			
County: Wyandotte	Taxes: 2017: \$5,519.76		

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Contact your Broker/Agent at  
 Evergreen for more information

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