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## Property Client Full

**200 N 6th Street, Kansas City, KS 66101** L Price: **\$2,500,000**  
 MLS#: **2509614** Status: **Active** County: **Wyandotte**  
**Commercial**  
 Area: **403 - N=Wash Blvd;S=Ks Rvr;E=Ks Rvr;W=18th St**



Type: **Industrial**  
 Use: **Industrial, Srvc-Business, Srvc-Professional**  
 Tot SF: **25,478** # Stories: **3** Zone: **I - C**  
 Min SF: **3,000** Max SF: **25,478** Brk ID: **KCH 01**  
 Lsz: **45,074 - Square Feet** Agt ID: **KNOWLES**  
 Name: **MYRONS DENTAL LABORATORIES**  
 L/S: **Sale**  
 Age: **51-75 Years** Yr Blt:  
 Legal: **BOLLES ADD, S10, T11, R25, ACRES 1.03, L40 W OF 6TH TRFY, L41 TO L43 & L45 TO L46 W OF 6TH TRFY; ALSO ORRS ADD: B5 E 30FT L198 TO L202; ALSO RIVERVIEW B2-24: B2 L1 TO L2 LS N 4FT; ALSO VAC ST & ALLEY ADJ**

### General Information

Leased: **Yes** Curr Lse: **Gross Lease** Flood: **No** Cap Rt:  
 Op Exp: Grs Inc:  
 Road: **City Street, Main Thoroughfare** Occupy: **Tenant To Continue**  
 Parking: **Common Park Lot, On Street, Parking Lot, Paved Area** Location: **Corner Lot, Free Standing**  
 Utilities: **440v Service, Electric, Gas, Phone, Sanitary Sewer, Water** City Limits: **Yes** Streets: **Public Maint**  
 Interior: **Freight Elevator, Inside Storage, Passenger Elevator, Private Restroom, Public Restroom**  
 Exterior: **Building Sign, Delivery Door(s), Display Window, Outside Storage**  
 Security:  
 Accessibility: **Accessible Approach with Ramp, Accessible Bathroom, Accessible Doors, Accessible Entrance**  
 Maint Pr:  
 Ceiling Height:

### Remarks & Directions

**FOR SALE OR FOR LEASE - Huge all brick building with over 25,000 sf in this 3 story building, on over an acre of land with an elevator that services all 3 floors - Drive in door - dock door - 2 parking lots, lower parking lot is perfect for outside storage, upper parking lot for employees and quests - Heavy power 400 amp 240 volt 3 phase & 200 amp 240 amp 3 phase and single phase. Floor plans available.- easy access to I-70 via Central Ave. This expansive property offers a wealth of opportunities for various commercial ventures. Don't miss your chance to own this exceptional building!**

Directions: **From 6th and Minnesota in KCKS - go south on 6th St to Tenny, the Building is on the west side of 6th St**

### Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	<b>25,478</b>	Bs Yr:		Allow:		Includes:	<b>Manufacturing, Professional Service Business Lease, Real Estate</b>
Whs SF:		U-R:	<b>Usable</b>			# Empl:	
Clr Ht:	<b>9</b>	Allow:				Open:	
#Drv In:	<b>1</b>						
#Dock:	<b>1</b>						
Dock Type:							
Dr Ht:	<b>8</b>						
Rail:							
Allow:							

### Financial Information

Will Sell:	<b>Cash, Conventional, Exchange, Other</b>	HOA:	<b>/</b>	Tax Comm:	
Tax:	<b>\$23,181</b>	Spc Tax:	<b>\$0</b>	Total Tax:	<b>\$23,181</b>

200 N 6th Street, Kansas City, KS 66101

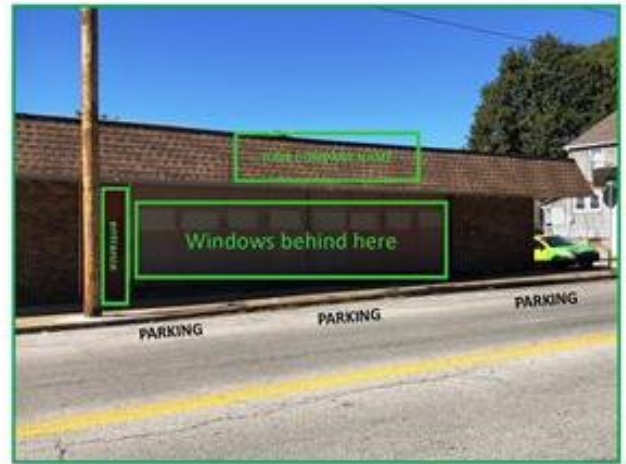
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Street level main entrance



Street level main entrance



6th street showroom



6th street showroom



6th street showroom

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6th street showroom



upper Guest and Employee parking lot



Main reception



conference room



conference room carpet



Main reception area

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Office space



auditorium



second reception area



6th street showroom inside



6th street showroom inside



6th street showroom inside ADA RR

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Office



6th street showroom inside break area



6th street showroom inside



Main office



Meeting room off Main office



auditorium

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auditorium



rear outside storage area



drive in door and dock



rear outside storage area



rear outside storage area