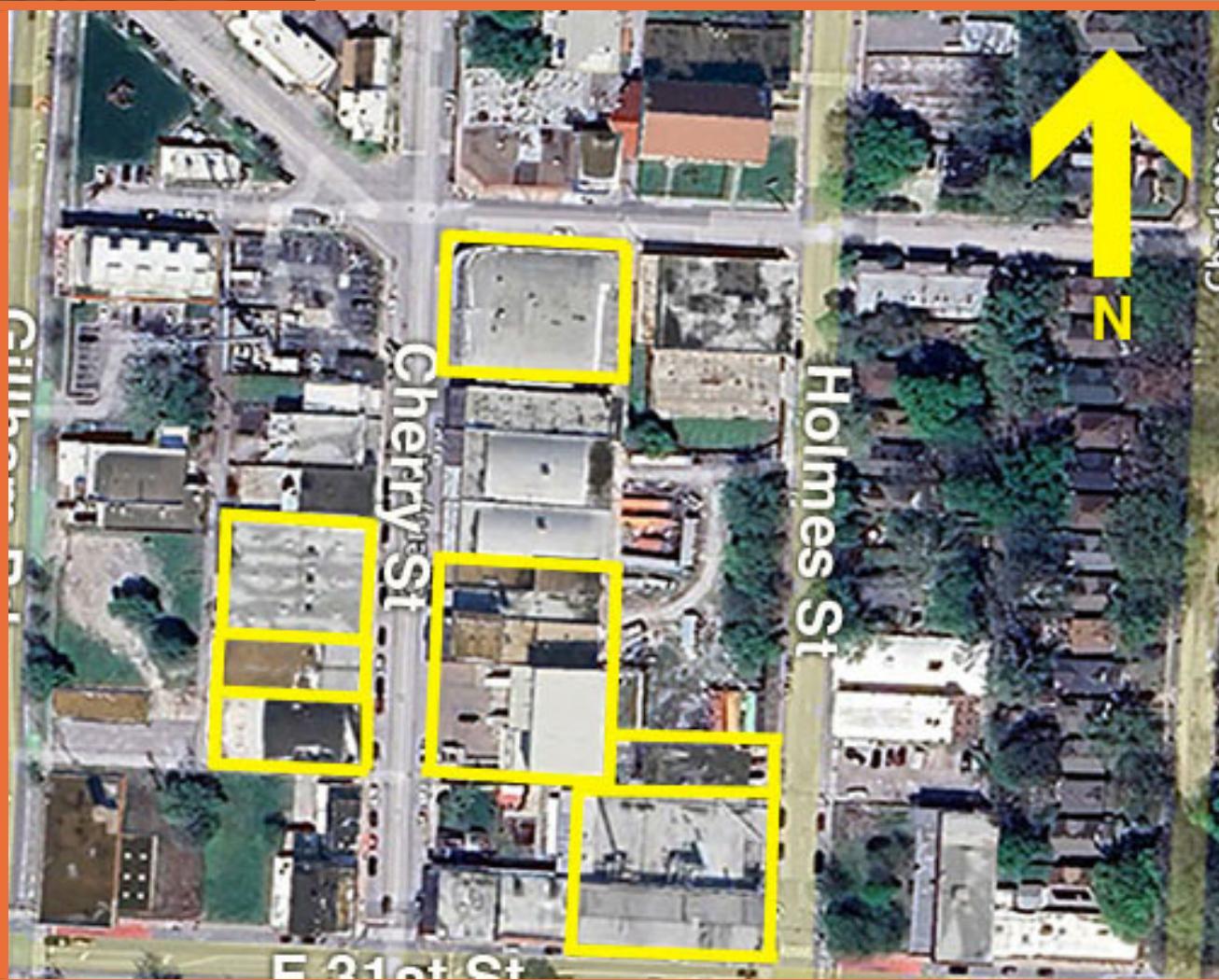


FOR SALE

114,058 Square Foot of Buildings

**3000 Cherry & Holmes Properties
Kansas City, MO**



Pat Murfey
913.951.8402

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com

- **Access to I-35 & 71 Hwy via 31st Street**
- **Central Midtown Location**
- **Brick & Steel Construction**
- **Drive-In & Dock High Loading**
- **Possible Redevelopment Opportunity**

Location Aerial



Site Aerial



These properties are in the North Hyde Park neighborhood just southeast of Crown Center. Martini Corner is to the west, Costco and Home Depot to the southwest, The Filling Station and Gillham apartments to the northwest.

These properties are within the Gillham Row PIEA, so they are eligible for PIEA property tax abatement; however, this is not a continuously distressed census tract, so the PIEA tax abatement would be limited to 10 years abatement of 70% of the increased property taxes, followed by up to 5 years of a 30% abatement. The PIEA might also be willing to provide a Sales Tax Exemption on Construction Materials (STECM), which would add time and legal expense to the project.

These properties are also within Kansas City's Enhanced Enterprise Zone (EEZ) #2. Eligible businesses undertaking eligible projects may receive Missouri WORKS income tax benefits. Upon enrolling in the WORKS Program, the property they will occupy is entitled to a 10 year abatement of 50% of the increased property taxes.



3046 Holmes



3019 Cherry



3019 Cherry



3001 Cherry



3024 Cherry



3028 Cherry

EVERknowledgeable
EVERresponsive
EVERhonorable
EVERGREEN.

Property Features

Building Size in SF	<input type="text"/>
Building Dimensions	Varies
Total Acres	2.20
Year Built	1940s
Construction Material	Mostly Masonry & Steel
Roof	Varies / Older
Floor	Concrete
Clear Height in Feet	Varies
Column Spacing	Varies
Dock-High Loading	<input type="checkbox"/>
Van-High Loading	<input type="checkbox"/>
Drive-In Loading	<input type="checkbox"/>

Building Systems

Sprinkler	<input type="checkbox"/>
Floor Drains	Yes
HVAC	Varies
Lighting	Mainly Fluorescent
Electrical	Ample

Site

Parking	Ample
Zoning	M1-5 - Light Industrial
Floodplain	No
Access	I-35 / 71 Hwy via 31st Street

Pricing

Lease_Type	<input type="checkbox"/>	Space Information:	Size (sf)	Rate
	and/or			
Sale Price	\$3,300,000			

3001, 3006, 3019-31, 3024-26, 3028,
 Kansas City MO

County: Jackson

Taxes:

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**

Pat Murfey Pat@KCEvergreen.com



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