

# FOR SALE & LEASE

4219-4225 NE Antioch Rd.  
Kansas City, MO 64117



## HIGHLIGHTS

### **Building SF:**

4219-4221 NE Antioch Rd: 6,000± SF  
4223-4225 NE Antioch Rd: 3,047± SF

### **Land Area:**

±0.66 Acres:  
Includes 2 Buildings and Tower Site

### **Available SF For Lease:**

4221 NE Antioch Rd: 2,250± SF  
4223-25 NE Antioch Rd: 3,047± SF

### **Lease Rate:**

4221 NE Antioch Rd: \$10.00 SF/NNN  
4223-25 NE Antioch Rd: \$8.00 SF/NNN

### **Sale Price:**

\$1,550,000

**INVESTMENT OFFERING!**  
Excellent Northland Location

Co-Listing Agents:



MIDWEST CAPITAL  
REALTY ADVISORS  
Commercial Real Estate Services

**ARMOUR**

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# PROPERTY DATA SHEET



**FOR LEASE: 4219-4221 NE Antioch Rd.  
2,250± SF Available**



**FOR LEASE: 3,047± SF Total Available  
4223 NE Antioch Rd. – 1,447± SF  
4225 NE Antioch Rd. – 1,600± SF**

Midwest Capital Realty Advisors and Armour Realty are pleased to present a prime two-building portfolio in Kansas City's Northland, located near the intersection of NE Antioch Road and Interstate 35. This offering includes a 6,000-square-foot service building, a 3,047-square-foot service building, and a cell tower lease generating approximately \$27,416 in annual gross revenue. The properties are available collectively or can be divided into two separate offerings: the 3,047-square-foot service building with the cell tower lease, and the 6,000-square-foot building.



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# PROPERTY DATA SHEET

4219–4225 NE Antioch Rd.

## PROPERTY HIGHLIGHTS:

6,000 SF Service Building:

Offers expansive space suitable for various commercial uses.

3,047 SF Service Building:

Provides a versatile layout adaptable to multiple business needs.

Cell Tower Lease:

Generates steady income of approximately \$27,416 annually, with 3% annual increases.

## LOCATION ADVANTAGES:

Situated in a densely populated area, the property benefits from significant traffic exposure and accessibility. The immediate corridor boasts a population of ±60,756 within a 3-mile radius and ±174,687 within a 5-mile radius.

The strategic location near major interstates I-35 and I-29 ensures seamless connectivity to the broader Kansas City metropolitan area, facilitating efficient logistics and commuting.

## COMMUNITY AND DEMOGRAPHICS:

The surrounding neighborhoods, such as Antioch Acres, offer a suburban appeal with city access, attracting young professionals, families, and retirees. The area features highly regarded schools, diverse housing options, and abundant shopping, dining, and recreational opportunities.

## INVESTMENT POTENTIAL:

This portfolio presents a unique opportunity for investors seeking income-generating properties with redevelopment potential in a thriving market. The flexibility to acquire the properties collectively or separately allows for tailored investment strategies.



<b>ADDRESS:</b>	4219-4225 NE Antioch Rd. Kansas City, MO 64117	<b>CEILING HEIGHT:</b>	6,000 SF Bldg. – 14'± Clear 3,047 SF Bldg. – 8'± Clear
<b>TOTAL BUILDING SF:</b>	9,047± SF (6,000± SF Bldg. & 3,047±SF Bldg.)	<b>ACCESS:</b>	Easy access to I-35, I-29, and Highway 169
<b>LAND AREA:</b>	±0.66 Acres	<b>2024 RE TAXES:</b>	\$11,430.68
<b>CONSTRUCTION:</b>	Wood Frame, Brick & Metal Buildings	<b>LOADING DOORS:</b>	6,000 SF Bldg. – 2 Drive in doors 3,047 SF Bldg. – 3 Drive in doors
<b>ZONING:</b>	Commercial – B4-5	<b>SALES PRICE:</b>	\$1,550,000 (Properties are Divisible)
<b>CELL TOWER:</b>	±\$27,416 Annual Gross Income beginning 7/1/2025 with 3% annual increases.	<b>LEASE RATE:</b>	4221 NE Antioch - \$10.00 SF 4223-25 NE Antioch - \$8.00 SF NNN Lease Agreement



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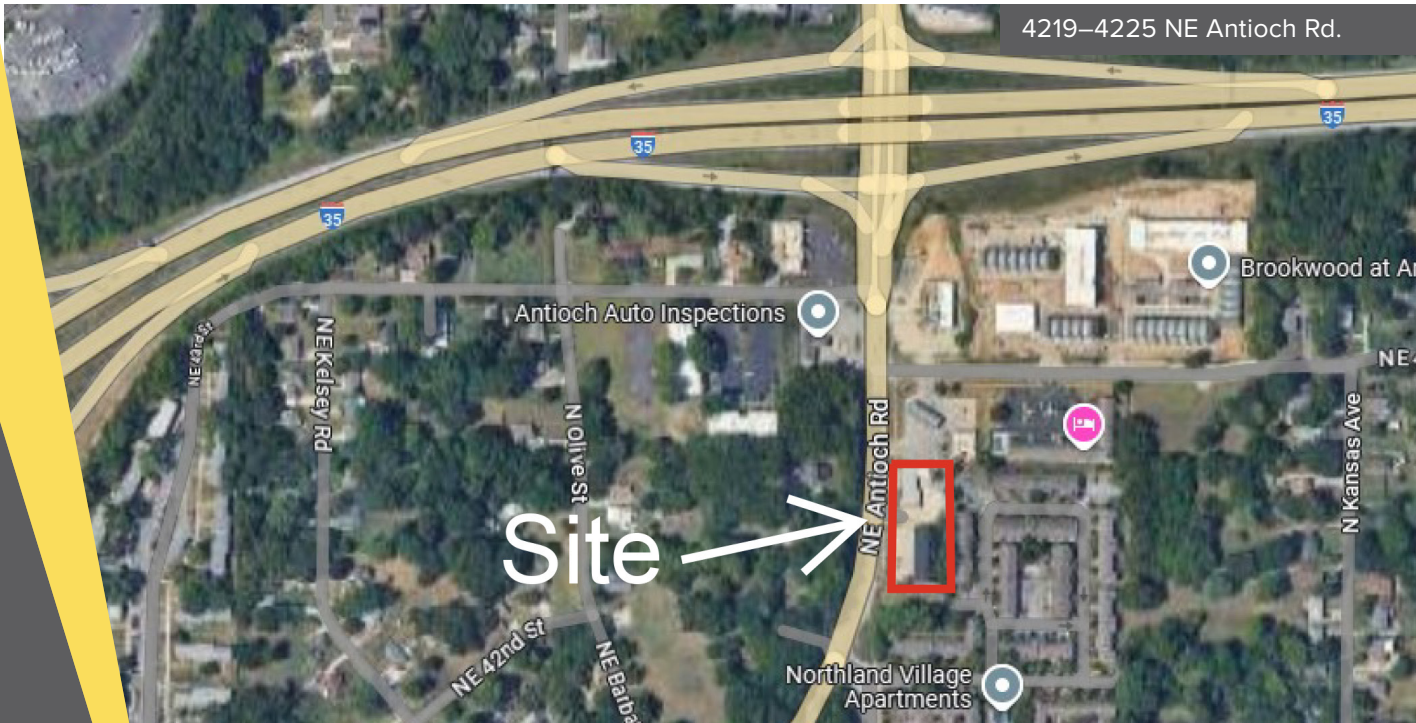
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# AERIAL MAP

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