

Property 360 Property View

2009 Buchanan Street, North Kansas City, MO 64116

Listing

2009 Buchanan Street, North Kansas City, MO 64116
 MLS#: **2636065** Status: **Active**
Commercial
 Area: **101 - North Kansas City (31st St North)**

County: **Clay**

L Price: **\$2,300**
 Lease: **\$2,300.00**



Name: **Lease** Type: **Office**
 L/S: **Lease** Age: **76-100 Years**
 # Stories: **1** Yr Blt: **1935**
 Lsz: **7,405 - Square Feet** Zoning: **Comm**
 Min SF: **850** Max SF: **850** Total SF: **850**
 Use: **Office, Other, Srvc-Professional**

Brk ID: **RAN 17**
 Agt ID: **SMALLTEAM**

General Information

Leased: **No** Curr Lse: **City Street** Flood: **Annual** Cap Rt:
 Op Exp: **City Street** Net Inc: **City Location, Free Standing**
 Road: **Assigned Parking, On Street, Parking Lot** Occupy: **City Location, Free Standing**
 Parking: **Assigned Parking, On Street, Parking Lot** Location: **City Location, Free Standing**
 Owners: **Electric, Gas, Sanitary Sewer, Water** City Limits: **Public Maint**
 Utilities: **Electric, Gas, Sanitary Sewer, Water**
 Interior: **Electric, Gas, Sanitary Sewer, Water**
 Exterior: **Electric, Gas, Sanitary Sewer, Water**
 Security: **Accessible Approach with Ramp**
 Accessibility: **Accessible Approach with Ramp**
 Maint Pr: **Accessible Approach with Ramp**
 Ceiling Height: **Accessible Approach with Ramp**

Listing Office Information

Show: **Appointment Only, Call Listing Agent, Call Listing Office** List Dt: **08/10/2026**
 Poss: **Negotiable** Exp Dt: **01/31/2027**
 List Type: **Exclusive Right To Sell** Spec Conds:
 LO: **ReeceNichols-KCN** Ofc Ph: **816-468-8555** Ofc Ext:
 LA: **The Small Team** Agt Ph: **816-407-5224** Ofc Fax:
 Agt Email: **Charles@SmallTeamKC.com** Agt Ph: **816-407-5224**
 LA2: **Charles Small** Co-op: **816-590-5910**
 LA Cap: **Designated Agent**
 Builder:
 Builder Plan:
 Display on Internet: **Yes** Display Address on Internet: **Yes** Allow Internet Site AVM: **No** Allow Internet Site Comments: **No**

Remarks & Directions

Impressive professional office space that is private and conveniently located very close to downtown North Kansas City. Enjoy trendy private offices with ample parking without sharing the building with other users. This completely remodeled office is a trendsetter for meeting with clients, team meetings, and many other professional uses like legal, accounting, marketing & counseling. Located just north of downtown (Armour Rd) and just east of Burlington enjoy quick and easy access. Easy for customers to find you or perfect for office instead of work from home!

Private Remarks - Showing Agt Info:

Buyer's agent to verify schools, taxes, sqft, flood zone, etc. Contact Charles Small 816-590-5910 (cell) or charles@ReeceNichols.com with questions or offers. Showing by appt only, current tenant is vacating the space at the end of August 2026 but is easy to show to clients.

Directions:

Located North of Armour Rd on Buchanan

Business Information

Net Ch: **Industrial** X Stop: **Office** Net Ch: **Retail** Business: **Business Opp**
 Ofc SF: **850** Bs Yr: **Rentable** Allow: **See Remarks, Srvc-Business**
 Whs SF: **0** U-R: **Other** Includes: **Other**
 Clr Ht: **0** Allow: **Other** # Empl:
 #Driv In: **0** Open:
 #Dock: **0**
 Dock Type:
 Dr Ht:
 Rail:
 Allow:

Financial Information

Will Sell: **Other** HOA: **/** Earnest Deposit: **Landlord**
 Tax: **\$999,999** Spc Tax: **\$0** Total Tax: **\$999,999** Tax Comm:

Status Change Information

Prev List Pr: **\$2,300** Mod Dt: **08/10/2026** Entry Dt: **08/10/2026**
 Buyer Brk: **08/10/2026** Cont Dt: **08/10/2026** Close Dt:
 Buyer Agent: **08/10/2026** Agency: **08/10/2026** DUC:
 Sale Terms: **08/10/2026** Financial Concessions:
 Major Rep: **08/10/2026** Incentives:
 One Time Showing:

Tax

Owner Information

Owner Name: **Darby Properties Llc** Mailing Address: **9507 NE 166th St**
 Tax Billing City & State: **Kearney Mo** Tax Billing Zip: **64060**
 Tax Billing Zip+4: **9140** Tax Billing Carrier Route: **R001**
 No Mail Flag: **Y** Owner Occupied: **A**

Mail Owner Name: **Darby Properties Llc**

Location Information

School District Name:	North Kansas City	Subdivision:	Nkc Dev 01
Census Tract:	022100	Carrier Route:	C007
Township:	N Kansas City	Township Range and Section:	145033
Range:	33	Section:	14
Block:	13	Lot:	11

Tax Information

Parcel ID:	17609001100700	Alt. APN:	17-609-00-11-007.00
APN:	17-609-00-11-007.00	Tax Area:	07
Lot #:	11		
Legal Description:	NORTH KANSAS CITY DEVELOPMENT COMPANY 1ST PLAT LT 11 & N1/2 LT 12 BLK 13		

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$53,790	\$16,470	\$16,470
YOY Assessed Change (\$)	\$37,320	\$	
YOY Assessed Change (%)	227%	0%	
Market Value - Total	\$168,100	\$86,700	\$86,700
Tax Year	2025	2024	2023
Total Tax			
\$4,547.41			
\$1,224.93			
\$1,217.92			
Change (\$)	\$3,322	\$7	
Change (%)	271%	1%	

Characteristics

Land Use - County:	Improved Office	Land Use - CoreLogic:	Office Building
Lot Acres:	0.170	Lot Sq Ft:	7,405
Lot Frontage:	38	Lot Depth:	128
Style:	RANCH	Year Built:	1935
# of Buildings:	1	Building Sq Ft:	1,420
Gross Area:	1,420	Ground Floor Area:	710
Total Rooms:	4.000	Bedrooms:	2
Total Baths:	1	Full Baths:	1.000
Basement Type:	Basement	Basement Sq Feet:	710
Garage Type:	Detached Garage	Garage Capacity:	0
Heat Type:	Forced Air	Roof Material:	Composition Shingle
Exterior:	Wood Siding	Foundation:	Concrete
Lot Acres:	0.170	Lot Frontage:	38
Lot Depth:	128		

Photos



Private office with off street parking!



Back of Structure



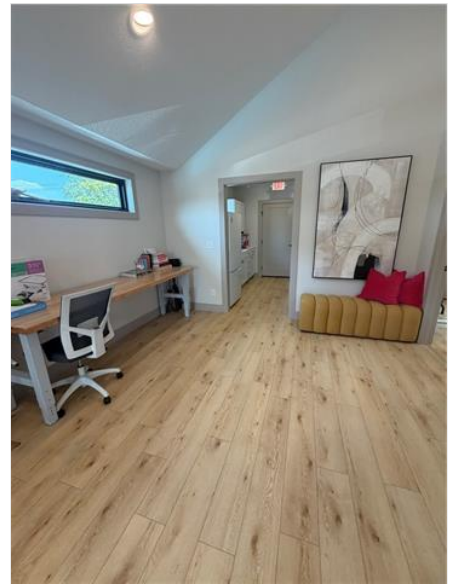
Accessible ramp from driveway to building.



Lobby



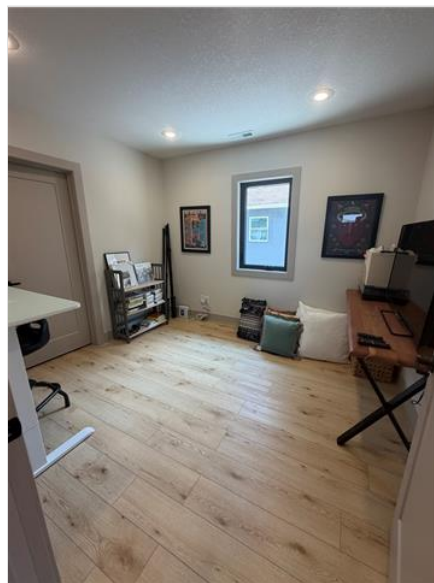
Lobby



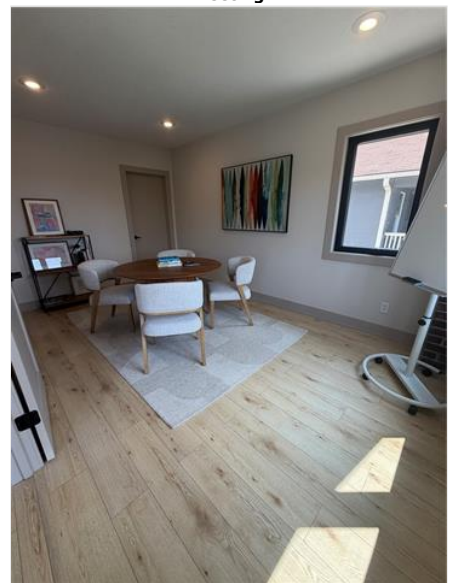
Work area for reception of conference and team meeting



Private Office #1



Private Office #2



Private Office #2



Kitchenette



Kitchenette



Private ADA accessible Restroom



Additional Storage for files/records/supplies



Access to private parking directly off Buchanan St.

History

Listing History from MLS

MLS#: [2636065](#) Sts: **Active**
Tax ID: [17-609-00-11-007.00](#)

2009 Buchanan Street, North Kansas City, MO 64116 LA: [The Small Team](#)
COM, Office LO: [Reecenichols-Kcn](#)



Change Type	Effective Dt	Pr History	Chnge Info	When Chgd	DOM
New Listing	08/10/26	\$2,300	->ACT	08/10/26 12:44 PM	

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company
01/03/20	01/02/20			Darby Properties Llc	McPhee Kyle E & Laura A	8580-157	Warranty Deed	Attorney Only
11/20/19	11/13/19			McPhee Kyle & Laura McPhee Laura	Ferguson Sandra L	8550-79	Warranty Deed	Kansas City Title

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Code	Term	Rate	Rate Type
02/17/21	\$163,323	Title Co:	Conventional				
03/03/20	\$155,000	Title Co: Kansas City Title	Conventional				
11/20/19	\$75,000	Us Bk National Assn	Conventional	YEARS	30		
02/14/11	\$160,000	Platte Vly Bk/Mo Title Co: Platte County Title	Conventional				

Borrower(s): Darby Properties Llc,
Borrower(s): Darby Properties Llc,
Borrower(s): McPhee Kyle, McPhee Laura
Borrower(s): Ferguson Marvin J, Ferguson Sandra L