



# 1730 W. 39<sup>th</sup> Ave. Kansas City , Kansas

Presented by:  
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Division

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# Executive summary

## Property Summary

REMAX Commercial – State Line has been retained as the Exclusive Agent for the sale of the property located at 1730 W. 39<sup>th</sup> Ave. in Kansas City, Kansas, 66103. An ideal location just north of Lamar & I-35 on Merriam Lane.

This building has a totally renovated 1-bedroom apartment with a private entrance and a catwalk balcony to a courtyard. There is a huge upside to this building, the apartment can be leased separately from the lower level garage and storage area. Additionally there is another building with a tenant on the backside of the main building. If your client is looking for a flex building that can house cars and include a mancave apartment, they won't want to miss this property!



# EXECUTIVE SUMMARY

## Building Sale

**Building :** \$425,000.00  
**Building Size:** 4,100SF  
**Lot size:** .35 Acres  
**Year Built:** 1920  
**Available:** Current

**Contact:** **Bruce Ré**  
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## 1730 W 39<sup>th</sup> Ave.

Located close to and with easy access to I-35. Renovated in the past two years with a completely new 1-bedroom living area with a private entrance, 5-spaces to use or lease, and one space that is a value-add investment. The space in the back building 500 SF is currently leased!

**Property Type:** Flex  
**Building Size:** 4,100 SF

**Traffic:**  
Merriam Ln.: **Traffic Vol.** 6,898

