



FOR SALE OR LEASE  
6887 FRONT STREET • KANSAS CITY, MO

# PROPERTY DESCRIPTION

LEASE RATE:  
**\$17.00 PSF NNN**

SALE PRICE:  
**\$1,680,000**

GROUND LEASE:  
**NEGOTIABLE**

**BUILDING TYPE:**

FREE STANDING RETAIL/RESTAURANT

**POTENTIAL CONVERSION OPPORTUNITIES:**

EQUIPMENT RENTAL/SALES, FLEX, OUTDOOR STORAGE, GASOLINE & FUEL SALES, STORAGE, ETC.

**BUILDING SIZE:**

5,879 SF

**ZONING:**

M1-5 (MOST FLEXIBLE INDUSTRIAL ZONING CODE IN KCMO)

**YEAR BUILT:**

1995

**PARKING:**

80 SPACES

**OUTDOOR STORAGE AREA:**

APPROX. 72,529 SF

**FRONTAGE:**

278 FEET WITH TWO CURB CUTS (FULL ACCESS TO FRONT STREET)



# EXTERIOR PHOTOS



# INTERIOR PHOTOS





E FRONT STREET

N CAMBRIDGE AVE

| <b>DEMOGRAPHICS</b> | <b>1 MI</b> | <b>3 MI</b> | <b>5 MI</b> |
|---------------------|-------------|-------------|-------------|
| POPULATION          | 275         | 42,188      | 158,183     |
| MEDIAN HH INCOME    | \$61,886    | \$45,062    | \$53,916    |
| HOUSEHOLDS          | 94          | 15,215      | 67,510      |
| DAYTIME EMPLOYEES   | 7,136       | 25,312      | 103,685     |

# CONTACT

## FOR SALE OR LEASE

6887 E FRONT STREET  
KANSAS CITY, MO

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