

**Remarks & Directions** 

CAN BE CAR DEALERSHIP Just East of Downtown KCMO - 2001 E Truman Rd is a two story "Mixed Use" 9,600 s/f Retail/Multifamily could be apartments above with a 10,000 s/f grass lot. Or Buy the ENTIRE BLOCK. from Euclid to Garfield - 27,105 s/f, 2 buildings, including 2021 E Truman Rd MLS#2366840...For \$360,000 former restaurant/nightclub "La Salsa" with the paved parking lot. Prefect for many uses Redevelopment / storage units?? / Venue and much more! IN an Opportunity ZONE and within Kansas City's Enhanced Enterprise Zone (EEZ). If you had a business that was eligible for – and enrolled in – the Missouri WORKS income tax benefits program, the property would automatically get a 10 year abatement of 50% of the increased property taxes resulting from the project. These properties are not located within any existing redevelopment incentive area. It might be possible to create a new incentive area PER the KCMO EDC. Investment Property - Income property - owner user The turn Key Cabinet Shop Business inside 2001 is also for sale.

Directions: on Truman Rd just east of downtown

			Busi	ness Informat	ion		
Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u> Auto Dealer, Professional Service
Ofc SF:	400	Bs Yr:		Allow:		Includes:	
Whs SF: Clr Ht: #Drv In: #Dock: Dock Type: Dr Ht: Rail: Allow:	8 0 1	U-R: Allow:	Usable			# Empl: Open:	
			Finan	icial Informati	on		
Will Sell: Tax:	Cash, Conventior \$2,500	nal Spc Tax:	\$0	HOA: Total Tax:	/ \$2,500	Tax Comr	n:

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## 2001 E Truman Road, Kansas City, MO 64127







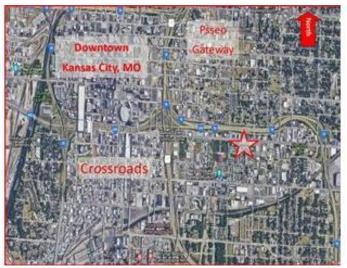






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