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Property Client Full

2001 E Truman Road, Kansas City, MO 64127
 MLS#: **2367062** Status: **Active**
Commercial
 Area: **202 - Kansas City Area (So. of River)**

County: **Jackson** L Price: **\$600,000**



Type: **Retail**
 Use: **Car Dealer, Srvc-Business**
 Tot SF: **9,600** # Stories: **2** Zone: **B-4**
 Min SF: Max SF: Brk ID: **KCH 01**
 Lsz: **17,250 - Square Feet** Agt ID: **KNOWLES**
 Name:
 L/S: **Sale**
 Age: **76-100 Years** Yr Blt: **1941**
 Legal: **WARNERS FIRST ADD, W 22' OF LOT 42 & ALL LOTS 43 & 44**

General Information

Leased: No	Curr Lse:	Flood:	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: City Street, Highway		Occupy: Owner To Vacate	
Parking: On Street, Parking Lot, Unpaved		Location: Corner Lot, Free Standing	
Utilities: 220v Service, Electric, Gas, Phone, Sanitary Sewer, Water		City Limits:	Streets:

Interior:
 Exterior:
 Security:
 Accessibility:
 Maint Pr:
 Ceiling Height:

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**

Business Information

Net Ch: <u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch: <u>Retail</u>	Business: <u>Business Opp</u>
Ofc SF: 400	Bs Yr:		Allow:	Auto Dealer, Professional Service Building Only, Business and RE
Whs SF:	U-R: Usable			# Empl:
Clr Ht: 8	Allow:			Open:
#Drv In: 0				
#Dock: 1				
Dock Type:				
Dr Ht:				
Rail:				
Allow:				

Financial Information

Will Sell: Cash, Conventional	HOA: /	Tax Comm:
Tax: \$2,500 Spc Tax: \$0	Total Tax: \$2,500	

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