

# FOR SALE



## CROSSROADS FLEX SPACE FOR SALE

1813-1825 Holmes Street | Kansas City, MO 64108



### PROPERTY OVERVIEW

- Strategic assemblage of buildings consisting of approximately 46,000 SF
- Includes approximately 6,758 SF parking garage and an approximately 5,000 SF gated parking lot
- Total site size: ±.82 acres
- Superb redevelopment opportunity
- Prime East Crossroads location, walkable to the city's hottest restaurants, food halls, breweries, and distilleries. Just blocks to Hospital Hill campuses and close proximity to primary Royals Downtown ballpark site candidates
- The property is located in the East Crossroads Urban Renewal Area and would be eligible for a 10-year, 70 percent property tax abatement
- CALL FOR PRICING

### CROSSROADS DISTRICT

The Crossroads District is Kansas City's eclectic enclave of boutique shops, one-of-a-kind restaurants, creative businesses, studios and art galleries. Shopping local for the uncommon find, this neighborhood is full of distinctive homegrown entrepreneurs. An array of treasures like imported furniture, runway fashions, exotic plants, and a number of commercial and professional agency's makes this area one of Kansas City's most sought after neighborhoods. Nestled in the heart of the city and half a mile from the T-Mobile Center and Power and Light Entertainment District, the entertainment district is full of life and energy, attracting both locals and tourists into its vibrant embrace. The surrounding area provides medical, entertainment, art, commercial and residential.

**GORDON SMITH**  
gsmith@Crossroads-KC.com  
M (913) 636-7109

Crossroads Real Estate Group  
O (816) 298-9998  
6200 Mastin Street  
Merriam, KS 66203



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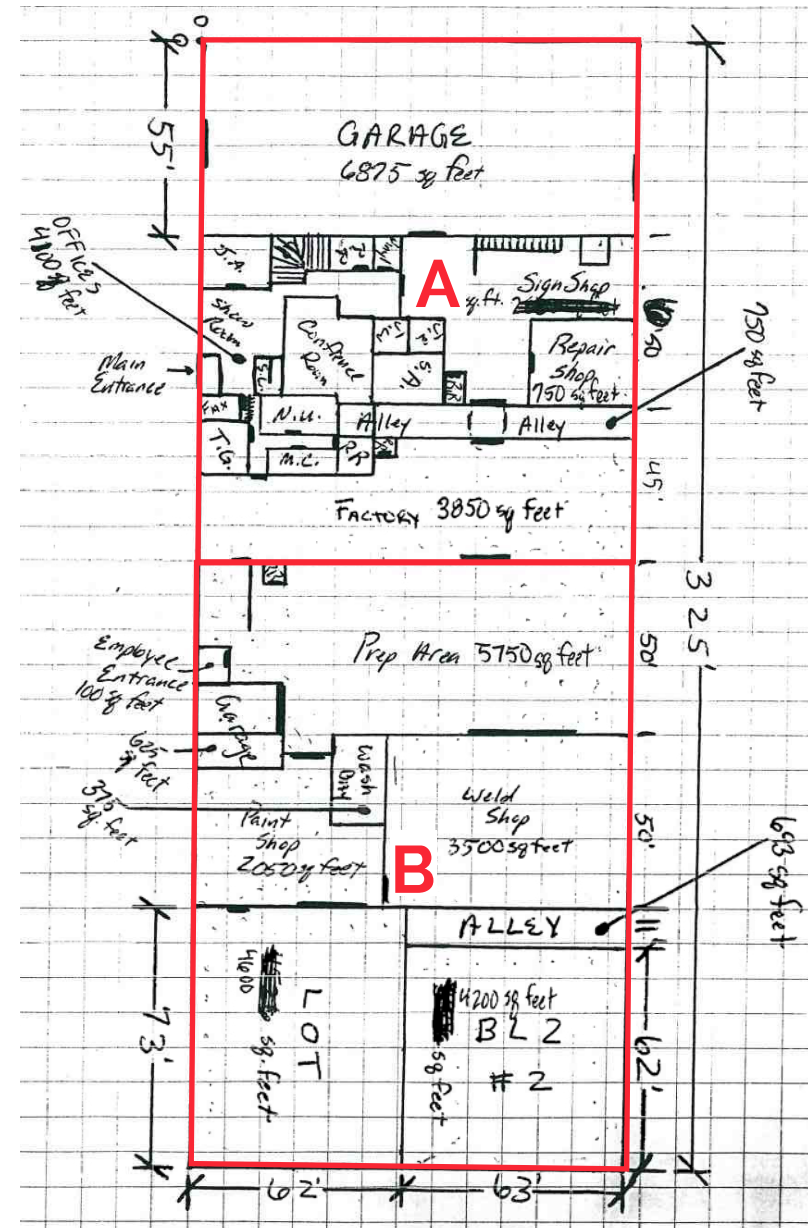
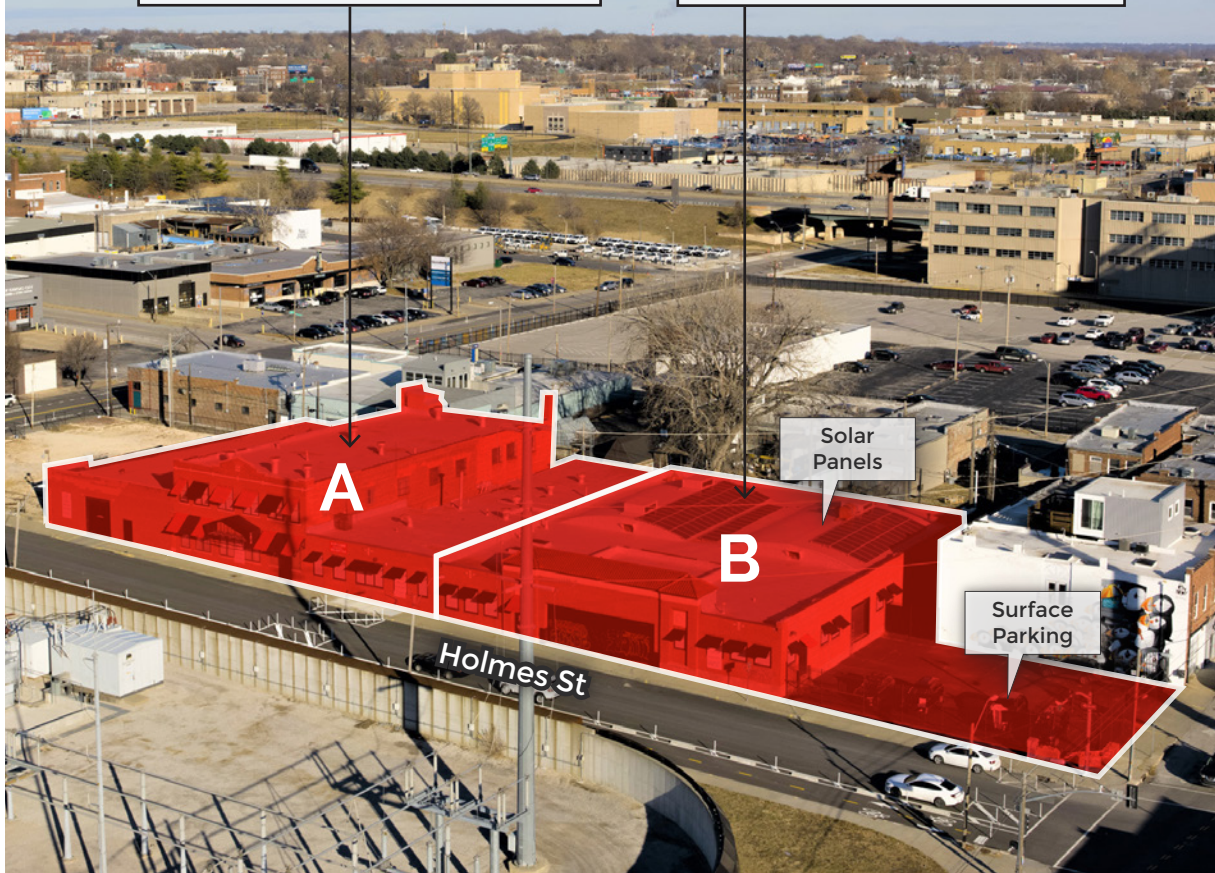
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### SPACE A

- ±24,000 Office/Warehouse/Flex
- ±6,700 SF Indoor Parking
- Tall Ceilings, Concrete Floor, Private Garage Door

### SPACE B:

- ±12,500 SF Warehouse with Solar Panels
- ±5,000 SF Surface Parking



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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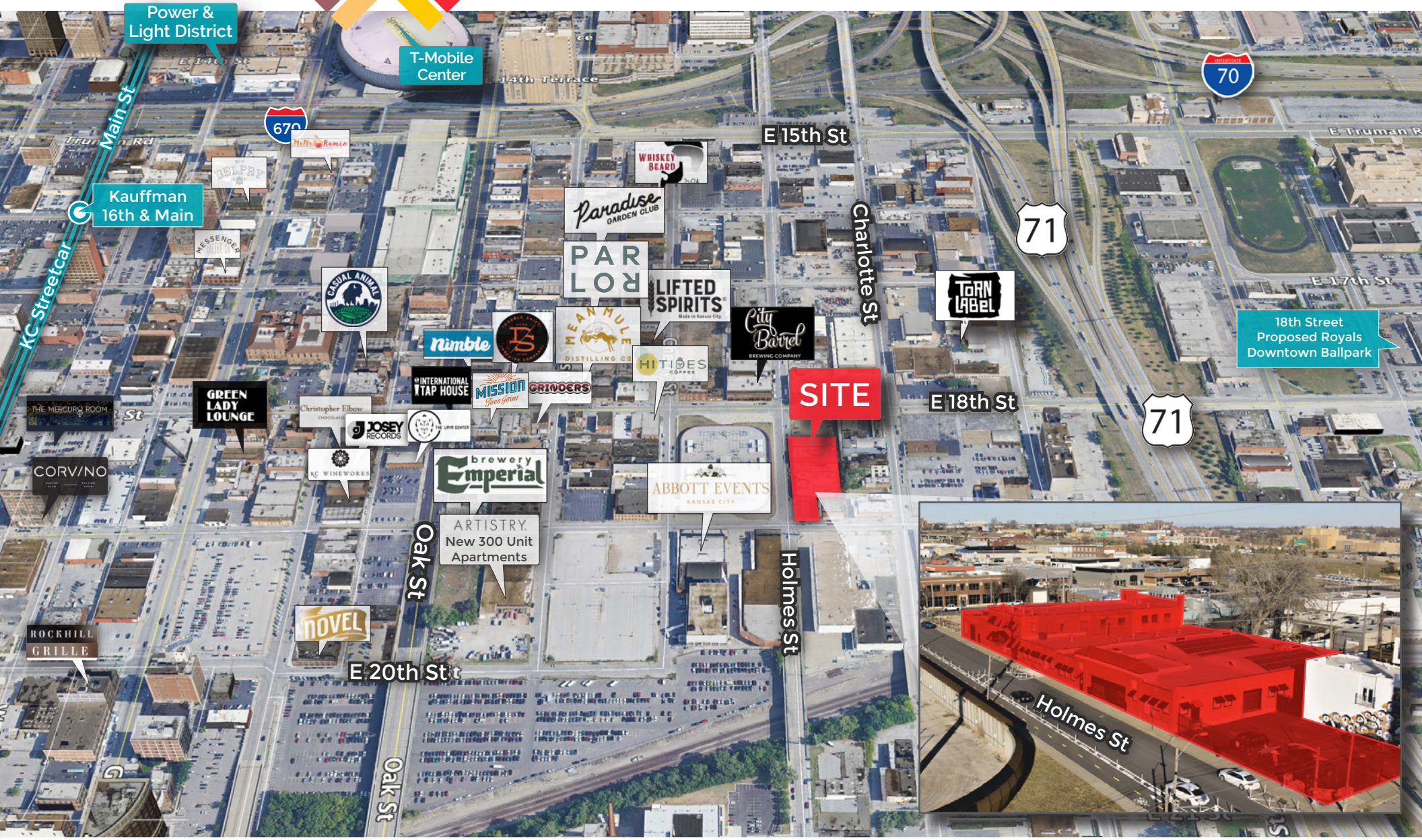
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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population (2023)	14,142	103,143	234,956
Total Households	7,678	45,947	99,046
Average HH Income	\$81,387	\$60,706	\$62,270

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