

# 1701 TROOST AVENUE

KANSAS CITY, MISSOURI



For Sale: Prime Industrial Building with Fenced Outside Storage

OFFERING MEMORANDUM





# 1701 TROOST AVENUE

KANSAS CITY, MISSOURI

## CONTACTS

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Director

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1701  
TROOST  
AVENUE

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# PROPERTY DESCRIPTION

Address: 1701 Troost Avenue, Kansas City, MO

Size: 12,500 SF

Price: \$1,395,000



**1** Outstanding recently renovated industrial building



**2** Building includes approximately 6,500 SF heated industrial space and approximately 6,000 SF office space



**3** Approximately 14,000 SF fenced gravel lot with secure electronic gate



**4** Building has four drive-in doors and warehouse area has 16' clear height



**5** Ideal for investment with existing tenant on a month-to-month term or owner-user opportunity



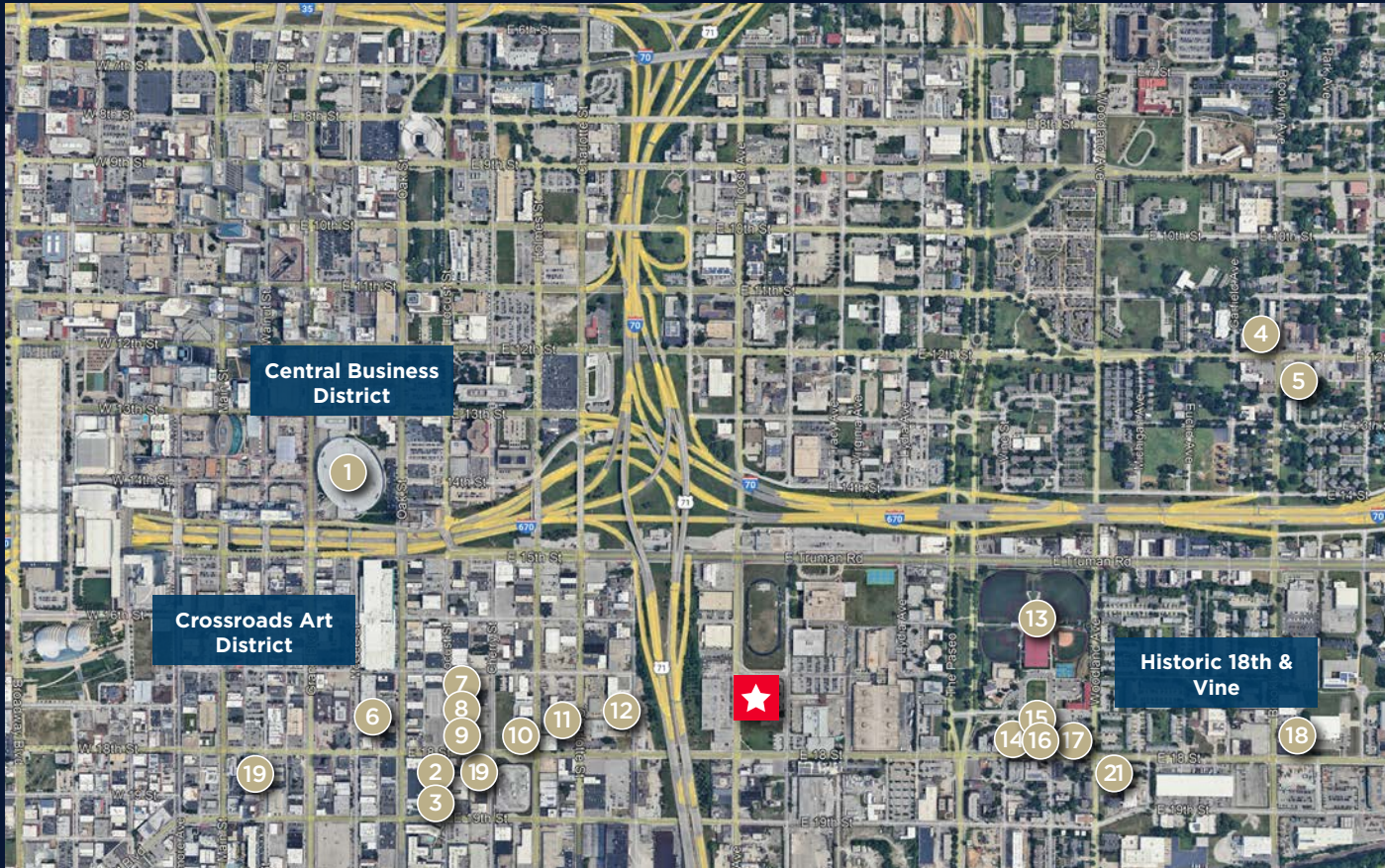
**6** Centralized location, great highway access, and neighborhood on the rise







# NEARBY AMENITIES

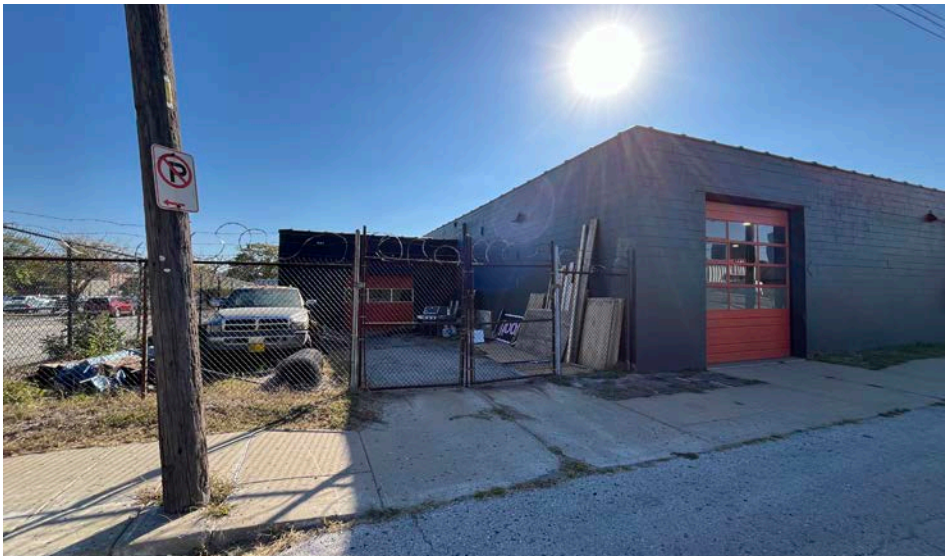


## Local Amenities

1. T-Mobile Center
2. Grinders Pizza
3. Grinders KC Event Venue
4. Peach Tree Café Teria
5. Gates Bar-B-Q
6. Casual Animal Brewing Co.
7. Parlor Foodhall
8. Mean Mule Distilling Co.
9. King G - Bar and Delicatessen
10. City Barrel Brewery + Kitchen
11. Lyric Opera of Kansas City
12. Torn Label Brewing Co.
13. KC MLB Urban Youth Academy
14. The Blue Room
15. American Jazz Museum
16. Negro Leagues Baseball Museum
17. The Kansas City Juke House
18. Arthur Bryant's Barbeque
19. Bar Medici
20. HITIDES COFFEE
21. New Zhou B Art Center Kansas City

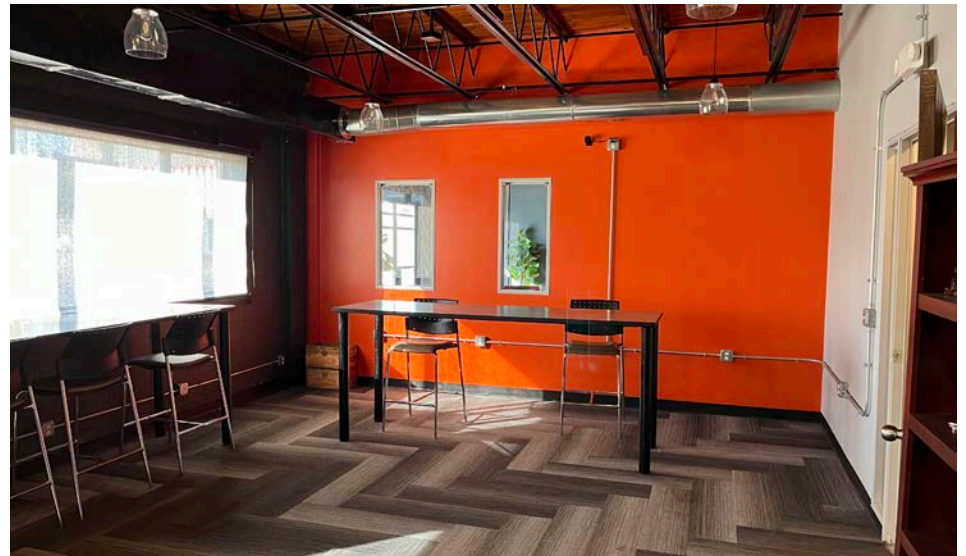
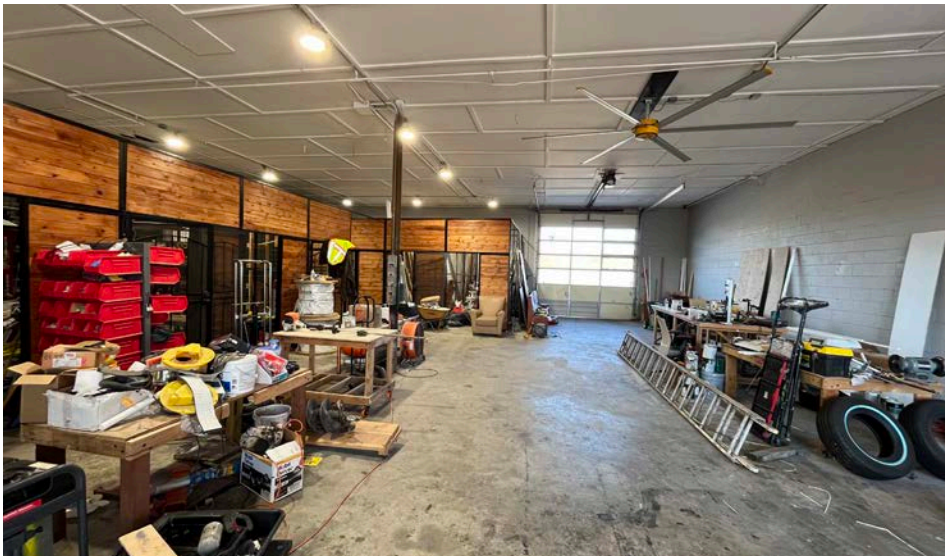
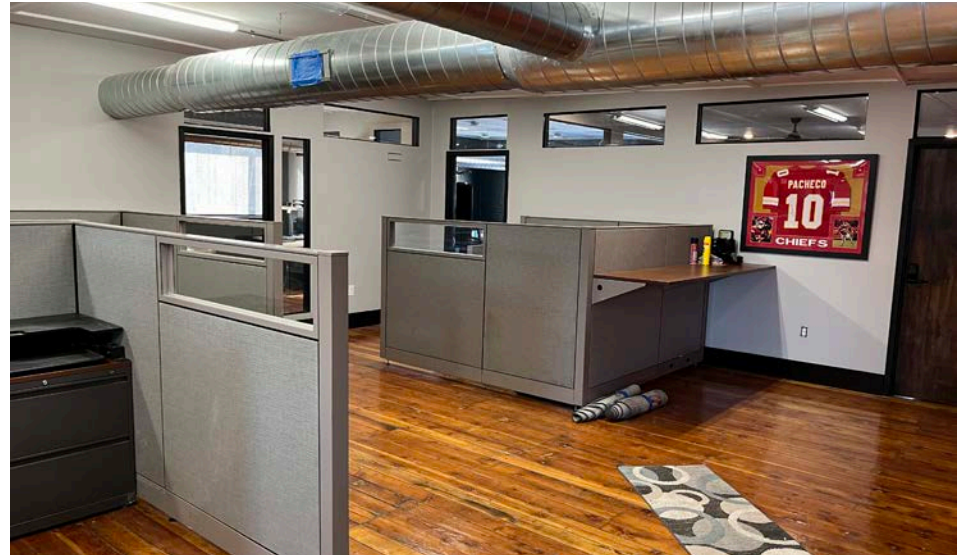


# 1701 TROOST AVENUE PHOTOS





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