

Mixed-Use Redevelopment / Infill Site For Sale

7801 Holmes Rd & 7816 Campbell St, Kansas City, Missouri 64131



- Ideal for former use or adaptive reuse such as Sr living community; educational and/or religious; multi-family of up to 21.6± units/acre, student, affordable or transitional housing; medical office
- Former 4-story nursing home of 194-beds, solid concrete constructed bldg. built in 1950 w/additions in 1968 & 1984
- Beautifully landscaped campus setting w/mature trees, walking path, enclosed courtyard, & off-street parking
- Large level lot on NE corner of E 79th & Holmes in mature residential Garden Place Subdivision of the Tower Homes neighborhood
- W/in minutes of the best of KC, blocks from MAX BRT line, & easy HWY access
- Seller will consider leasing & owner financing subject to terms & conditions

Primary Use

High density residential

Location

Waldo – South KC

MLS

2371537

Sale Price

\$2,500,000 (\$24.51/SF)

GBA

102,000± SF

GLA

392,023± SF (9± AC)

MPD Zoning District

Master Plan Development

Demographics	1 MILE	3 MILE	5 MILE
2021 Estimated Population	13,892	81,713	217,161
Average Household Income	\$69,621	\$96,664	\$93,531

FOR MORE INFORMATION

Susan Scott | 816.668.7276 | susan@scottcrs.com

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Fact Sheet

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Foundation: Reinforced Concrete Slab

Structure: Brick, glass block & metal exterior

Ceiling Finish: Acoustic drop tile

Walls: Brick (exterior), Painted drywall (interior)

Lighting Fixtures: Various fluorescent & incandescent fixtures, 25% of which has been recently updated to energy efficient LED

Roof: Rubber membrane, partially replaced on 8K± SF

HVAC: 5-boilers that heat the main building, recently updated & 2-AC units rated at 20,000 tons each

Electrical: Configured to accommodate a backup generator

Plumbing: Recently updated hot water system

Fire Sprinklered: Partial coverage, wet sprinklers are located in approximately 30% of the improvements

Elevator: 3, no longer in operation

Parking / Access: Asphalt paved of 90-spaces (0.88/1000). Two curb cuts on Holmes.

Windows: Single pane

Tax Abatement: Eligible for the Nat'l Historic Registry of Places and New Markets Tax Credit Program (NMTTC). It may be possible to create an Urban Renewal Area (URA) or Planned Industrial Expansion Area (PIEA) subject to further verification.

Parcel ID: 47-810-12-21-00-0-00-000 / 47-810-12-15-00-0-00-000

Additional Facts: 1) Main building was a former skilled nursing building, containing a total of 4-stories and a courtyard on the south end of the property.

- Garden level: 35K± SF
- 1st fl: 35K± SF; which includes a 4K± SF kitchen and another 6K± SF of space that is used as a social hall and a former synagogue.
- 2nd fl: 20K± SF
- 3rd fl: 10K± SF

2) 8,376± SF, single story metal frame mechanical bldg constructed in 1965 and also contains a laundry facility made operational in 2011-2012 accessibly by tunnel from garden level of main building

3) 500± SF single story metal frame storage building built in 1960. There are no utilities to this building.

4) 1,552± SF single-family home on the property, currently leased to a daycare operator on a MTM basis.

Available upon request: 2000 ALTA Survey, 2000 Ph I, 2019 Appraisal, architectural building plans, preliminary historic eligibility assessment, rent roll

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Zoning

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MPD (Master Plan Development) for this property has been approved by the city of Kansas City for multiple uses.

Expanded zoning for the garden level and first floor allows for Household Living Units/Group Living/Nursing Home (or Assisted Living and skilled care as the case may be of up to 194 beds on all four floors); In addition; Personal Improvement Services/rehabilitation services or educational training) Food and Beverage Retail Sales (kitchen to support independent, assisted or skilled living to support independent, assisted or skilled living and kitchen for delivery of meals off premises); Meeting rooms that are available for use by community groups and non-profit organizations; Adult Day Care Center; Professional Medical and Administrative or General Offices; and educational uses (schools).

For the second and third floor Household Living Units/Group Living/Nursing Home (or Assisted Living and skilled care of up to 194 beds on all four floors); and Professional Medical and Administrative or General Offices; and educational uses (schools).

Property has also been previously approved to house immigrant children.

For further inquiries, please contact:

Morgan Pemberton, AICP
Lead Planner
City Planning & Development
816-513-2889
Morgan.Pemberton@kcmo.org

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Historical Background

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- 1948 – Groundbreaking for a new home at 78th and Holmes.
- 1950 - September 3, ribbon-cutting day for the Home for the Jewish Aged. Eighteen residents move in.
- 1954 - Special Services unit is opened, increasing capacity to 90 residents.
- 1967 - Name is changed to Jewish Home for the Aged.
- 1968 - Capacity is increased to 181 residents. Women’s Auxiliary furnishes and decorates the living room and adjoining terrace.
- 1970 - Name is changed to Jewish Geriatric and Convalescent Center, reflecting the expanded services offered. Sheltered Workshop established.
- 1974 - Adult Day Health program is established for seniors in the community.
- 1978 - Shalom Plaza Apartments and Multi-Activity Senior Center is opened with 125 apartments and full-support services.
- 1986 - Alzheimer’s care unit is opened at Shalom Plaza.
- 1987 - Shalom Plaza Apartments opens 65 additional units.
- 1993 - Outpatient rehabilitation program is established.
- 1997 - Village Shalom sign at the new Overland Park location is unveiled. Plans for Village Shalom are completed.
- 1998 - Community breaks ground for Village Shalom.
- 2000 - Village Shalom opens its doors to the community on June 20.
- 2014 - Master Planned Development approved in order to allow for group living in both apartment and assisted living facilities. Plan was allowed to expire without action by the developer.
- 2019 – Staff was informed at time of application that this site was under consideration of use by the company Vision Quest, which maintains government contracts to house immigrants while they navigate the immigration process Staff has since been informed that this use is not under contract at this time.

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Garden Level Floor Plan

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- Elevators
- Resident Rooms
- Staff/Resident Circulation
- Nursing/Staff Areas
- Resident Toilet/Bath Areas
- Staff and Public Restrooms
- Visitor/Resident Public Areas
- Resident Activity Areas
- Kitchen Areas
- Storage Areas



Kansas City Care and Rehabilitation Center
Garden Level - January 2001



Alzheimer Wing Resident Lounge and Activity Area (50b)

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2nd Floor Plan

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Kansas City Care and Rehabilitation Center
Second Floor - January 2001



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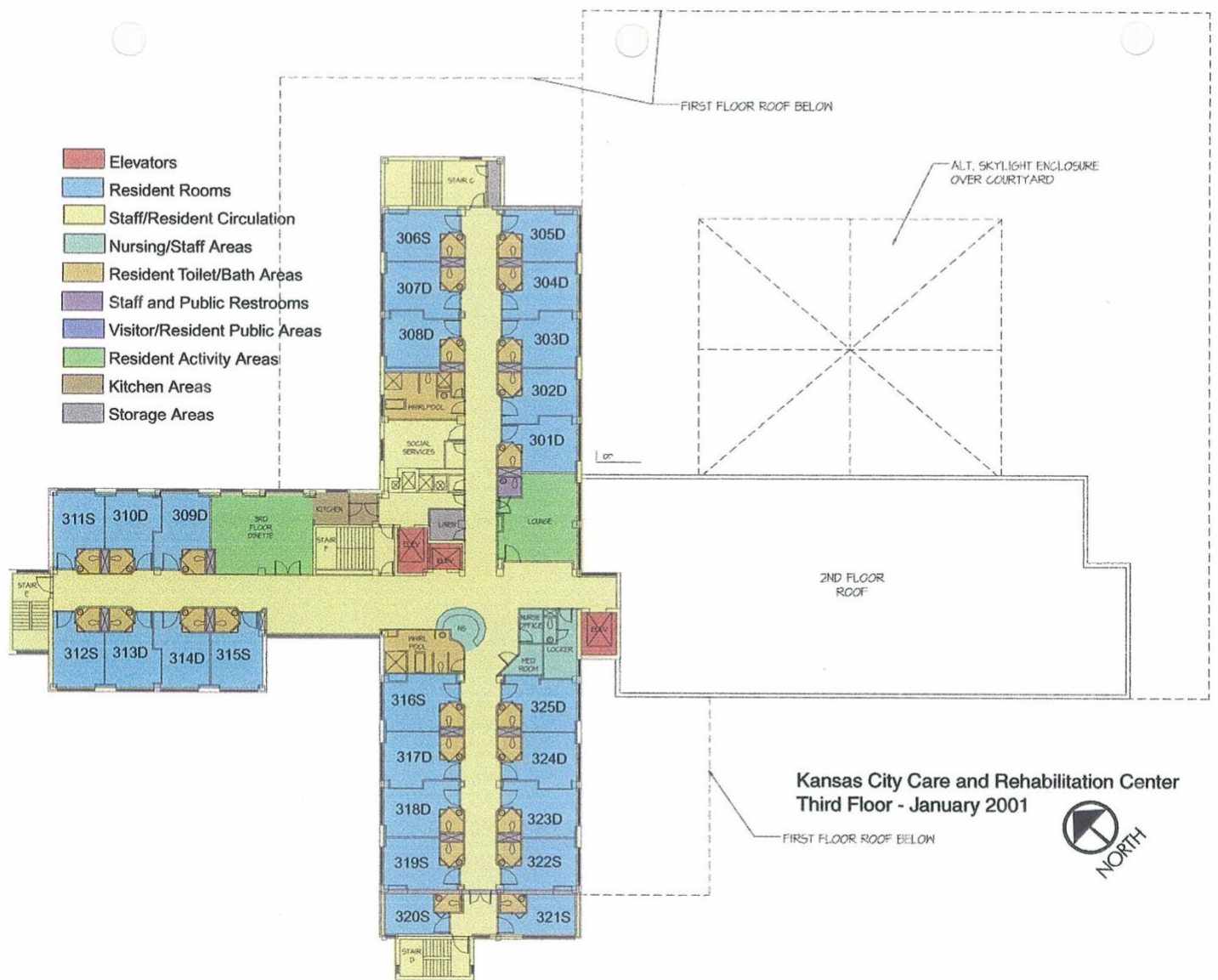
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3rd Floor Plan

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Aerial Photos

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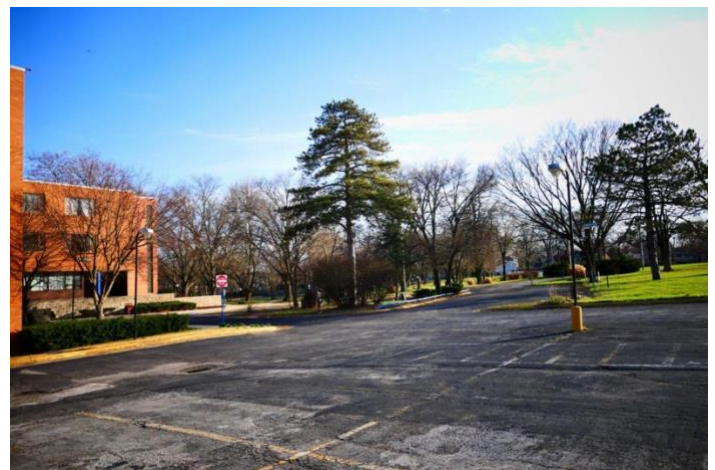
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Exterior / Grounds

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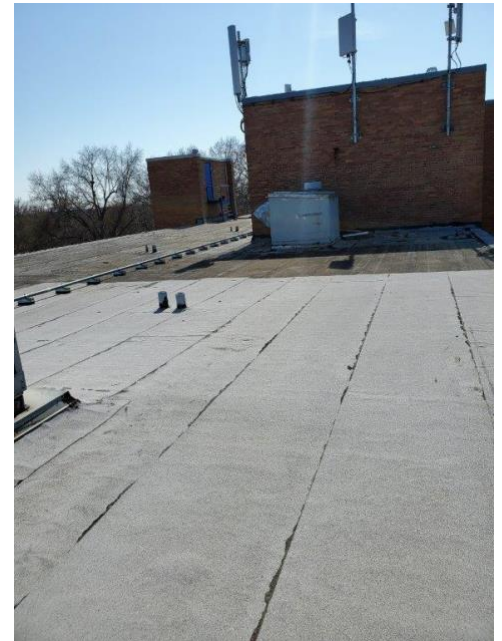
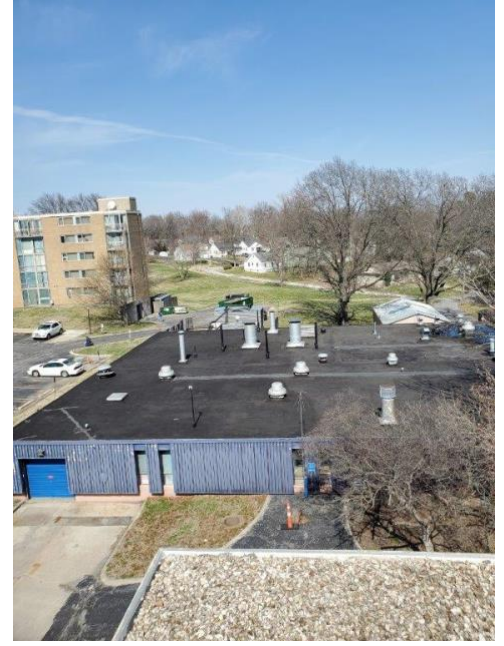
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Roof

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Interior Courtyard

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Commercial Kitchen

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Garden Level

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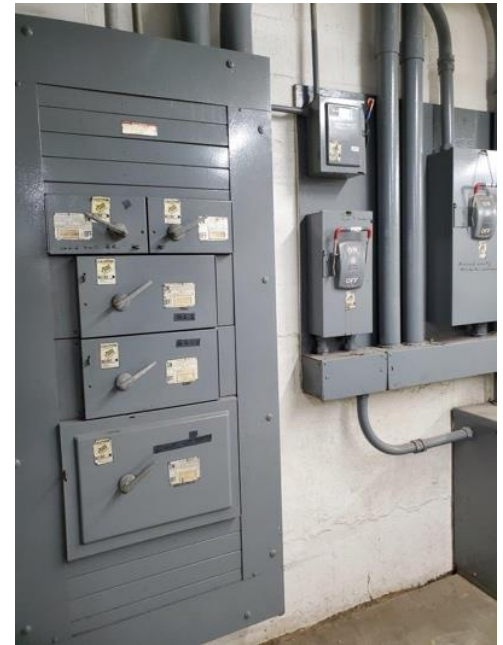
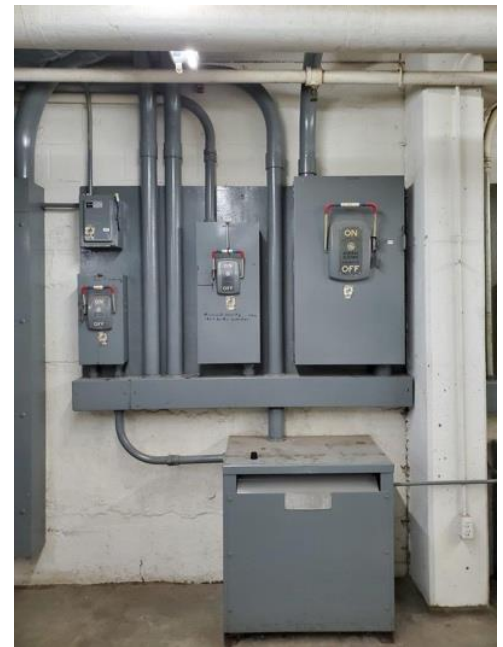
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Electrical

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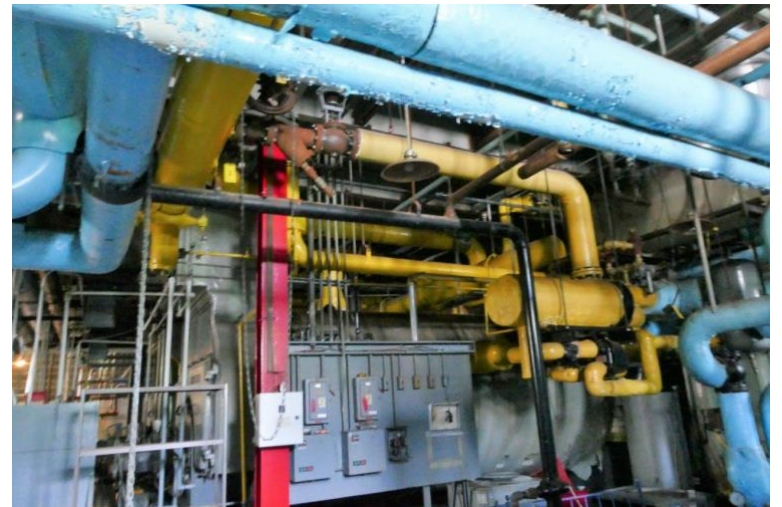
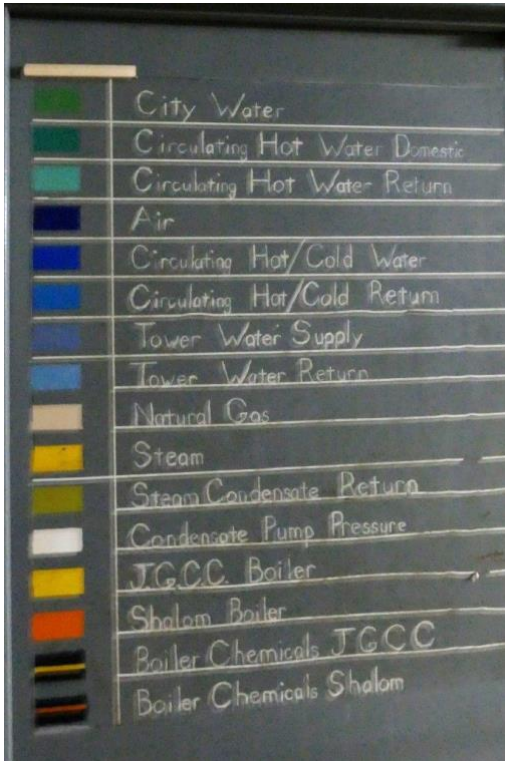
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Boiler Room

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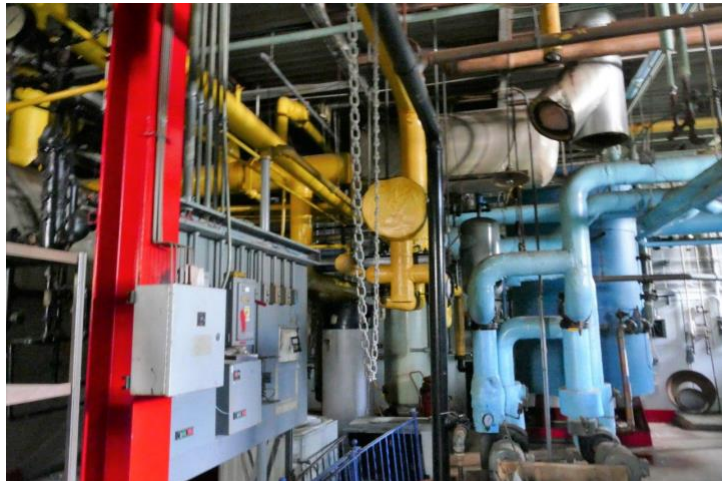
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Laundry

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Daycare

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1,552± SF single-family home on the property, currently leased to a daycare operator on a MTM basis



500± SF single story metal frame storage building built in 1960. There are no utilities to this building.



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Other Buildings

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8,376± SF single story metal frame mechanical building built in 1965. Also contains a laundry facility. Accessible by tunnel from garden level of main building.

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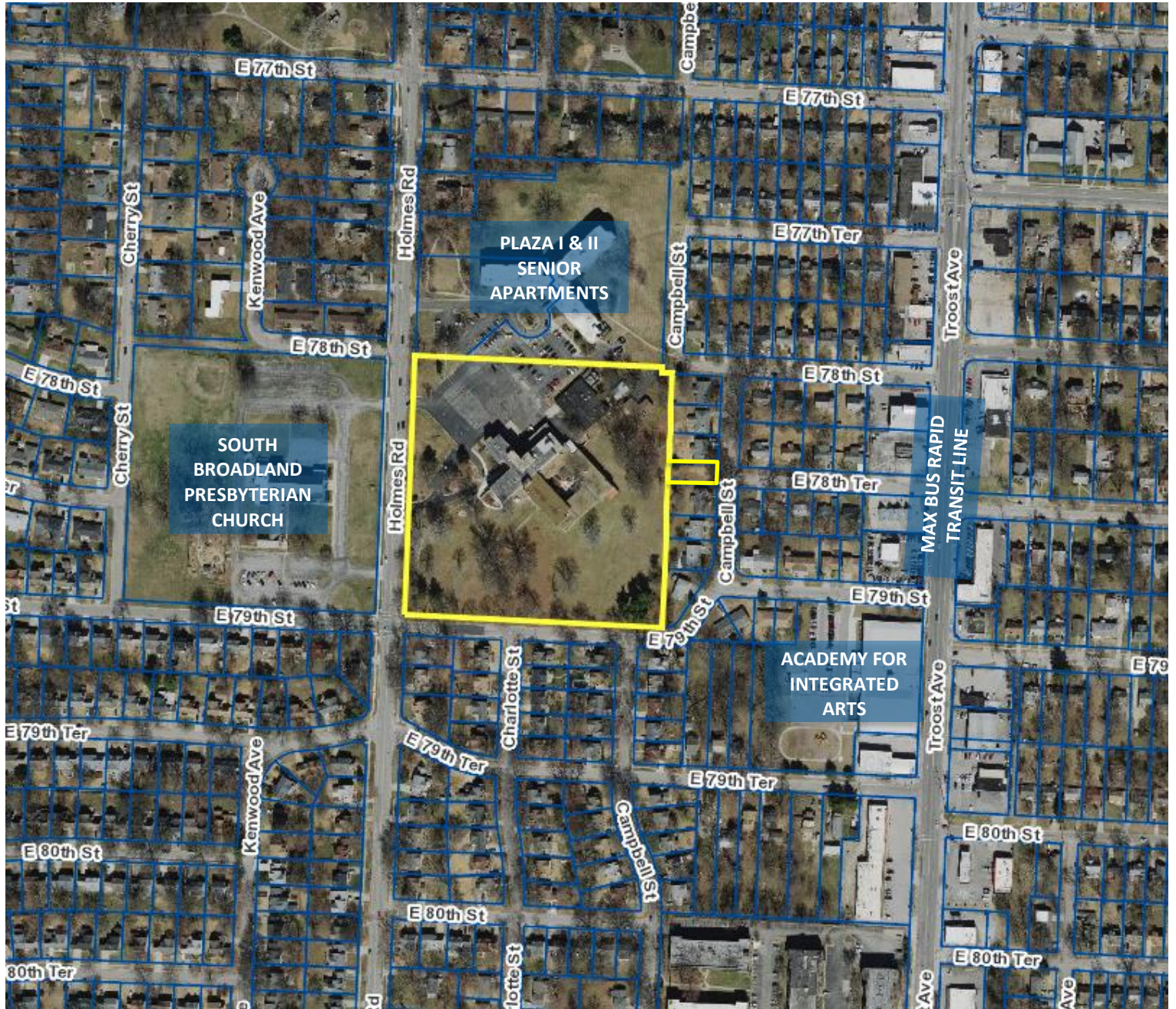
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Aerial Map

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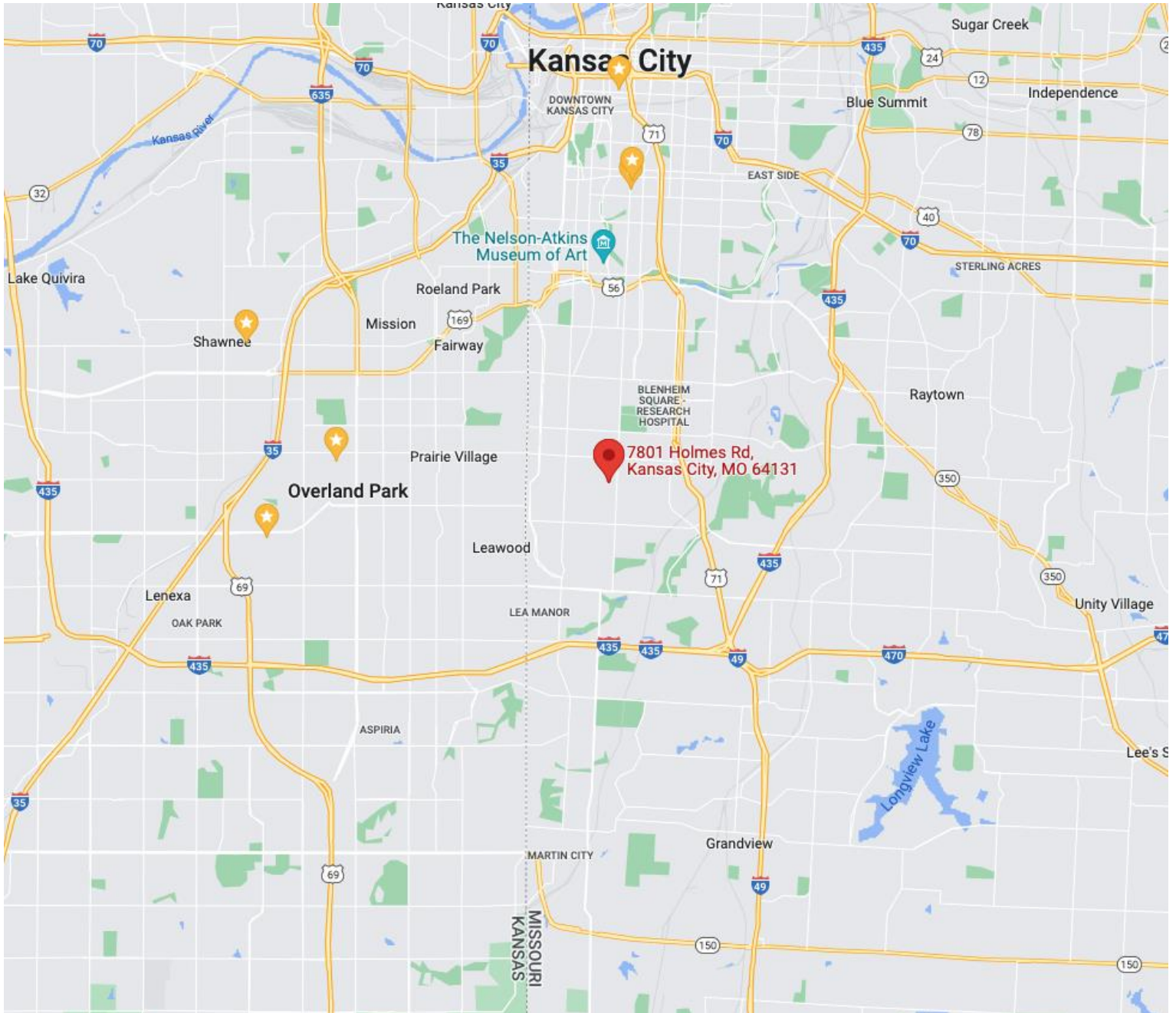
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