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Property Client Full

200 N 6th Street, Kansas City, KS 66101 L Price: **\$2,500,000**
 MLS#: **2509614** Status: **Active** County: **Wyandotte**
Commercial
 Area: **403 - N=Wash Blvd;S=Ks Rvr;E=Ks Rvr;W=18th St**



Type: **Industrial**
 Use: **Industrial, Srvc-Business, Srvc-Professional**
 Tot SF: **25,478** # Stories: **3** Zone: **I - C**
 Min SF: **3,000** Max SF: **25,478** Brk ID: **KCH 01**
 Lsz: **45,074 - Square Feet** Agt ID: **KNOWLES**
 Name: **MYRONS DENTAL LABORATORIES**
 L/S: **Sale**
 Age: **51-75 Years** Yr Blt:
 Legal: **BOLLES ADD, S10, T11, R25, ACRES 1.03, L40 W OF 6TH TRFY, L41 TO L43 & L45 TO L46 W OF 6TH TRFY; ALSO ORRS ADD: B5 E 30FT L198 TO L202; ALSO RIVERVIEW B2-24: B2 L1 TO L2 LS N 4FT; ALSO VAC ST & ALLEY ADJ**

General Information

Leased: **Yes** Curr Lse: **Gross Lease** Flood: **No** Cap Rt:
 Op Exp: Grs Inc:
 Road: **City Street, Main Thoroughfare** Occupy: **Tenant To Continue**
 Parking: **Common Park Lot, On Street, Parking Lot, Paved Area** Location: **Corner Lot, Free Standing**
 Utilities: **440v Service, Electric, Gas, Phone, Sanitary Sewer, Water** City Limits: **Yes** Streets: **Public Maint**
 Interior: **Freight Elevator, Inside Storage, Passenger Elevator, Private Restroom, Public Restroom**
 Exterior: **Building Sign, Delivery Door(s), Display Window, Outside Storage**
 Security:
 Accessibility: **Accessible Approach with Ramp, Accessible Bathroom, Accessible Doors, Accessible Entrance**
 Maint Pr:
 Ceiling Height:

Remarks & Directions

FOR SALE OR FOR LEASE - Huge all brick building with over 25,000 sf in this 3 story building, on over an acre of land with an elevator that services all 3 floors - Drive in door - dock door - 2 parking lots, lower parking lot is perfect for outside storage, upper parking lot for employees and quests - Heavy power 400 amp 240 volt 3 phase & 200 amp 240 amp 3 phase and single phase. Floor plans available.- easy access to I-70 via Central Ave. This expansive property offers a wealth of opportunities for various commercial ventures. Don't miss your chance to own this exceptional building!

Directions: **From 6th and Minnesota in KCKS - go south on 6th St to Tenny, the Building is on the west side of 6th St**

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	25,478	Bs Yr:		Allow:		Includes:	Manufacturing, Professional Service Business Lease, Real Estate
Whs SF:		U-R:	Usable			# Empl:	
Clr Ht:	9	Allow:				Open:	
#Drv In:	1						
#Dock:	1						
Dock Type:							
Dr Ht:	8						
Rail:							
Allow:							

Financial Information

Will Sell:	Cash, Conventional, Exchange, Other	HOA:	/	Tax Comm:	
Tax:	\$23,181	Spc Tax:	\$0	Total Tax:	\$23,181

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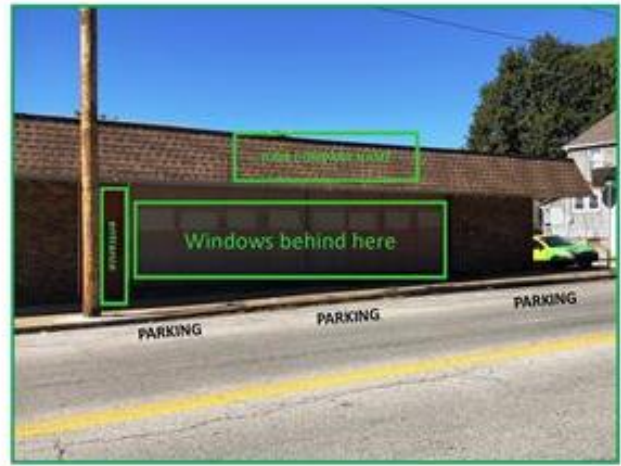
MLS #: 2509614



Street level main entrance



drive in door and dock



6th street showroom



6th street showroom



rear outside storage area

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rear outside storage area



Main reception



Main reception



Main office



Meeting room off Main office



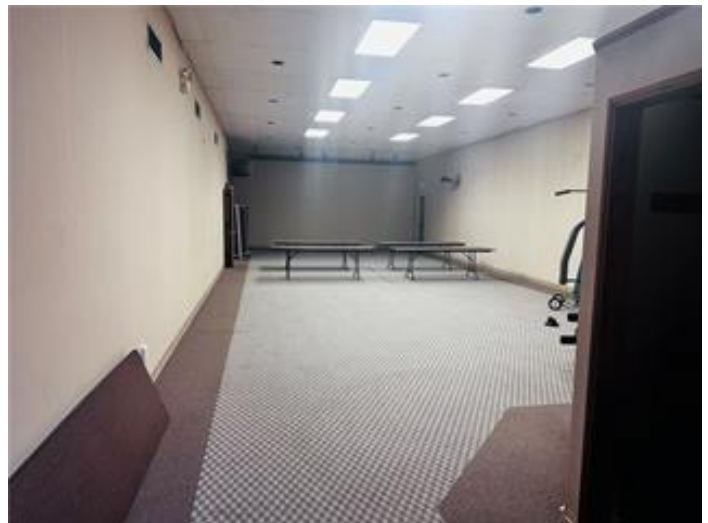
second reception area

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conference room



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Office



6th street showroom inside



6th street showroom inside



6th street showroom inside

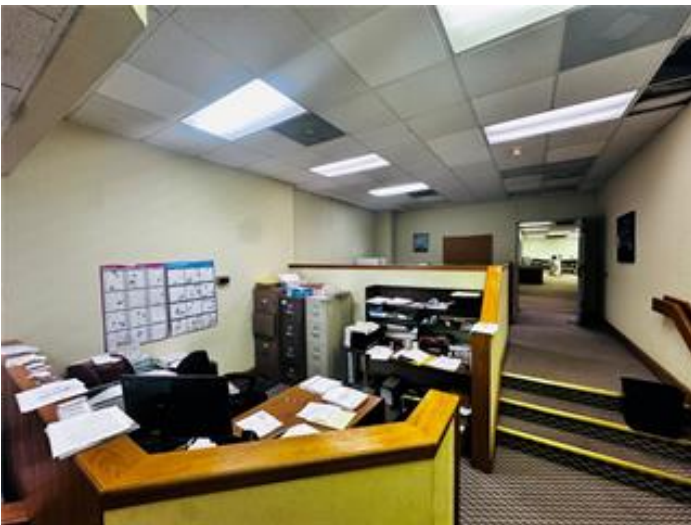


6th street showroom inside ADA RR



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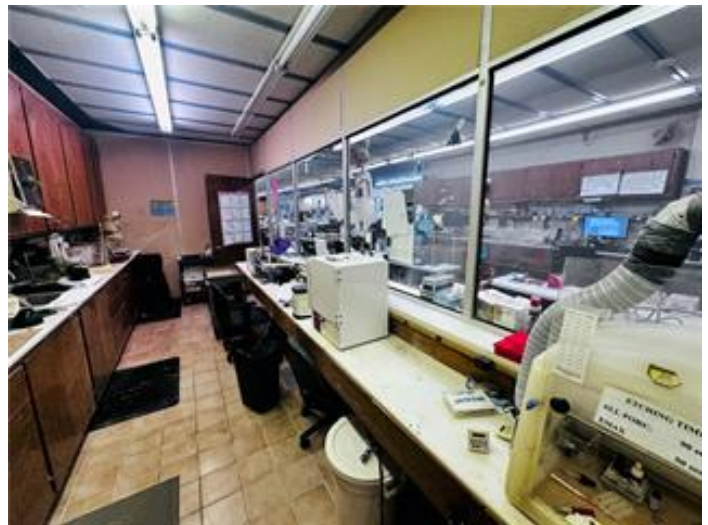
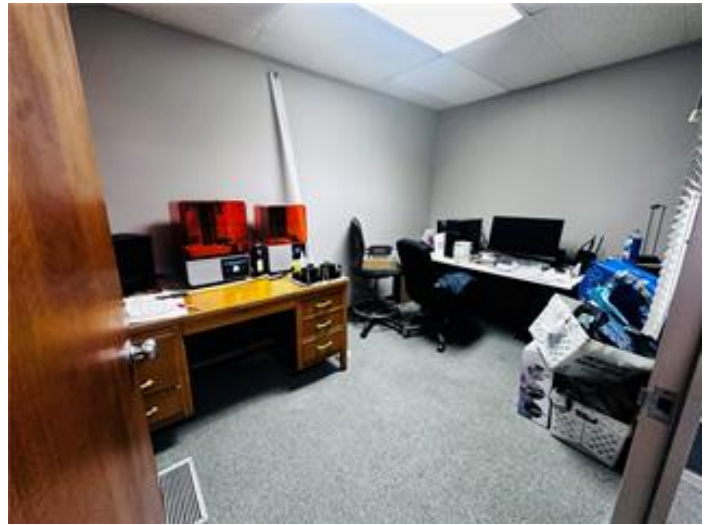
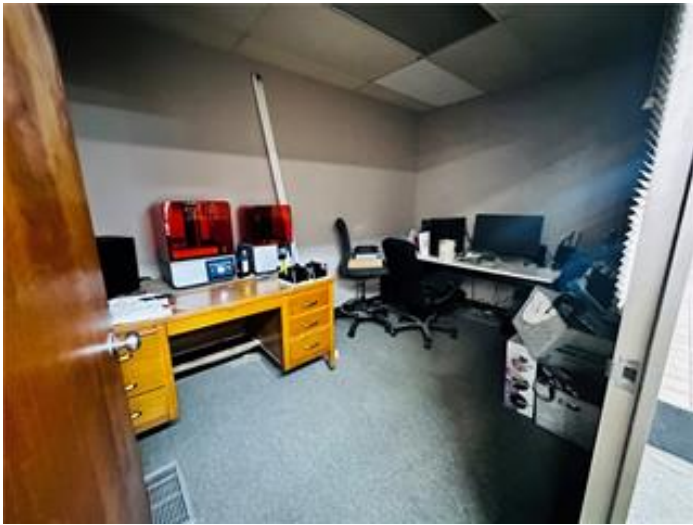
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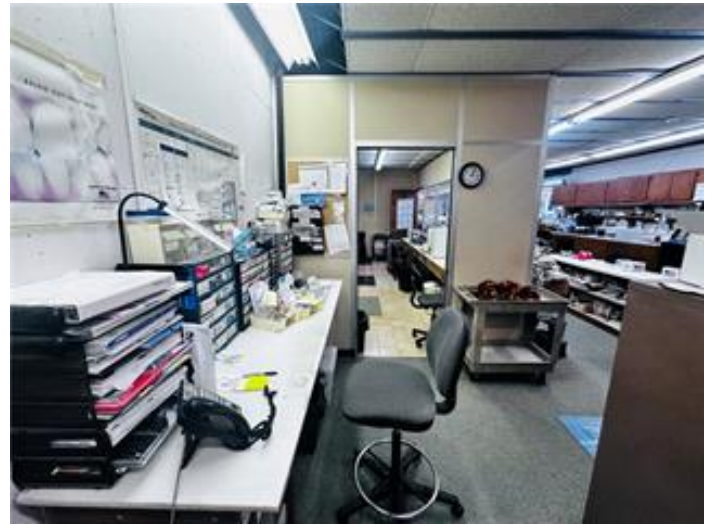
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Freight Elevator

basement 1 Lab

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basement 1 Lab



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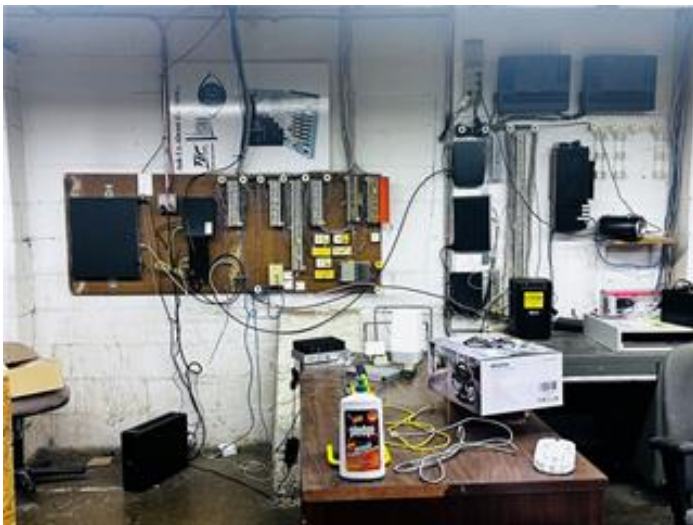
basement 1

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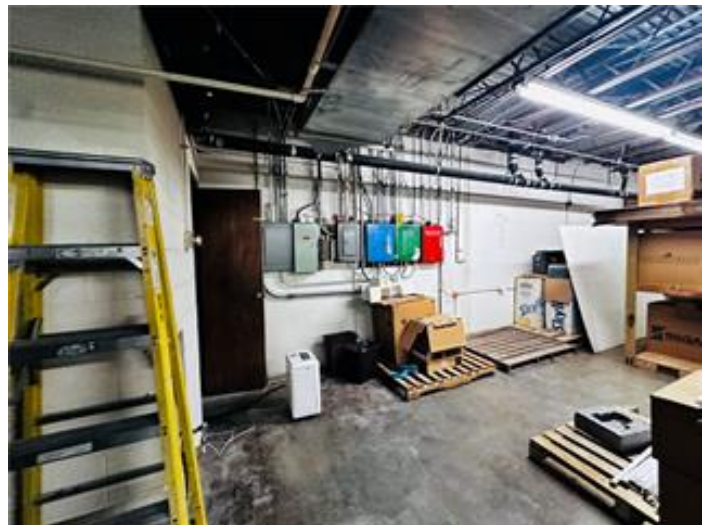
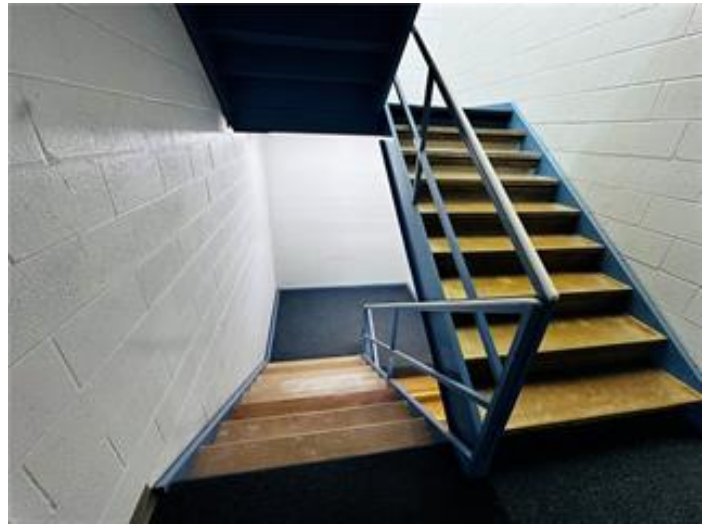


basement 1



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