

FOR SALE

6500 Troost Avenue and 1015 E 65th Street
Kansas City, MO 64131



\$1,100,000 Sales Price

For more information, questions, or to schedule a tour of the property, please call Josh Haith



Josh Haith
Office: (913) 888-3456 x 7
Cell: (913) 515-1115
Email: Josh@Haith.com
Website: www.haith.com

Property Details

- Multiple Redevelopment Sites Close By
- Zoning B4-2
- Concrete Foundation and Floors
- Free Standing Buildings
- Hard Corner of 65th and Troost
- 2 Buildings
- 1.2 Acres
- Additional Parking Opportunity
- Large Cash Injections into the Area
- Great Visibility

6500 Troost and 1015 E 65th Street

Currently both buildings are on 1 parcel. There is a small ally running between the two buildings. Both building had Duro-Last roof installed 2002.

6500 Troost

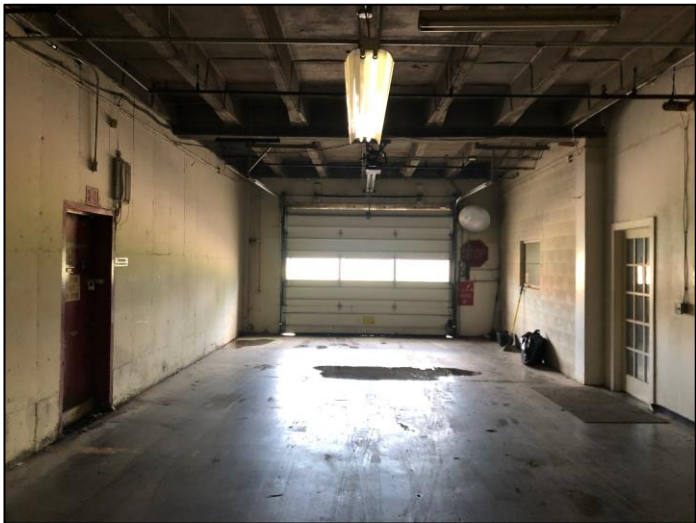
6500 Troost is 35,400 SF. This building was constructed by Southwestern Bell in 1954, and was built like a brickhouse. Thick concrete floors, walls, and foundation. There are 3 floors each 100 ft x 118 ft or 11,800 SF. Multiple stairways, could add elevator. The main floor and 3rd floor need some TLC to make operational.

- The bottom floor has a couple tenants on month to month that are using some office and the parking garage with drive in door. Wood crafting company and dialysis transportation company. Roughly 20 parking garage spots available but could be more if offices were removed. This floor is fire sprinkled.
- The main floor or middle floor is office 11,800 SF. Has 1 lawyer as a tenant on a month to month. Could add handicap access on the southside through the parking lot.
- The 3rd floor or top floor is 100% office, access is via interior stairwells. 11,800 SF

1015 E 65th Street

1015 E 65th Street is a two story building with total SF of 15,000 SF(each floor is 7,500 SF) The 1st and 2nd floor both have drive in access. The bottom level access is from the north end and the top floor access is from the south end. Each floor is 7,500 SF. The bottom level has been leased to the same tenant for over 20 years. The top level is available, has heat, no AC, no bathrooms. Ceiling 11.5 Feet to the joists and 20 feet in the center. There was a fire in here a couple years ago and you can still see the evidence. The building is structurally sound.

6500 Troost Pictures



1015 E 65th Pictures



