

# For Sale

Restaurant - Retail - Office - Apartments

**Owner User or Rehab Investor Opportunity**

## 4112 Pennsylvania Ave

**Kansas City, Missouri 64111**

The Oldest Building in Kansas City  
Historic Westport Mixed Use Property

### SALE PRICE

# \$1,750,000

#### Year Built

**1843 - Oldest Building In Kansas City**

#### BUILDING

**10,000 SF**

#### Floors

**3 - Elevator Access - Two Internal Stairwells**

#### Location

**In The Heart Of Westport**

**SCAN QR CODE TO VIEW ONLINE**



*Property View Facing West*

#### CONTACT

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## ABOUT THE PROPERTY

# Property Overview

4112 Pennsylvania Ave is a distinctive historic commercial property located in the heart of Kansas City's Westport district. Dating back to 1843, the three story brick building offers roughly 10,000 square feet of space in one of the city's most established entertainment and restaurant corridors.

**KEY HIGHLIGHTS**

- Opportunity for an investor or owner user to purchase a landmark property in one of KC's most recognizable commercial districts
- 1st floor includes a vacant cigar shop (1,000 SF) alongside an active Mexican restaurant (3,500 SF) - Could be combined for single tenant
- 2nd floor office currently, could be converted into 2 apartments
- 2nd floor had fire spring of 2025. Fire Damage on the 2<sup>nd</sup> floor, structure confirmed OK
- 3rd floor has two apartments; Shared laundry room and shared ½ bathroom in common area
- Upper floors provide significant redevelopment and repositioning potential through renovation and leasing at market rates
- Functioning elevator that needs inspection, provides access through building
- Strong pedestrian activity from Westport's restaurants, bars and entertainment venues
- Estimated 35,000 - 45,000 visitors per week - annualized average\*
- 10-block pedestrian-only zone on Friday and Saturday nights - Controlled entry and patrol from KCPD
- Westport Art Show draws 30,000+ visitors annually
- 1 Gas meter and 2 electric meters per floor

\*Estimate based on district venue capacity and Westport Regional Business League reporting





**THE TOUR**



*1st Floor*



*Brix Bar 1st Floor*



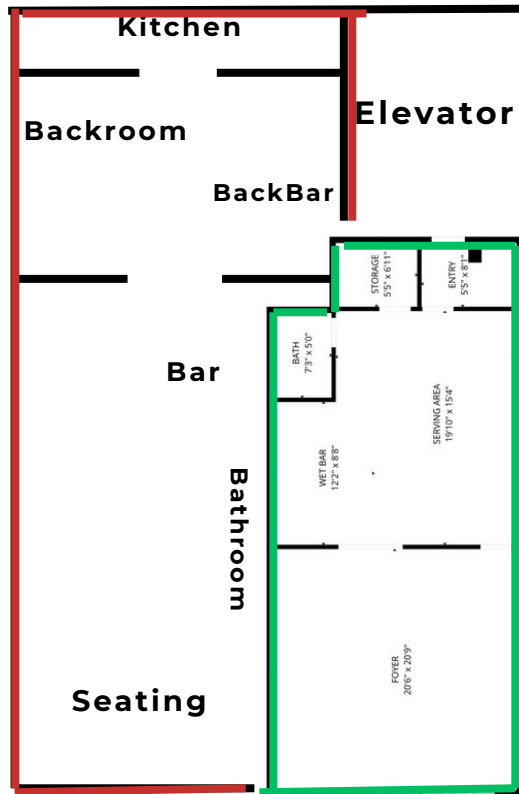
*2nd Floor*



*3rd Floor*

## FLOOR PLANS

*Floor 1*



## Floor 1

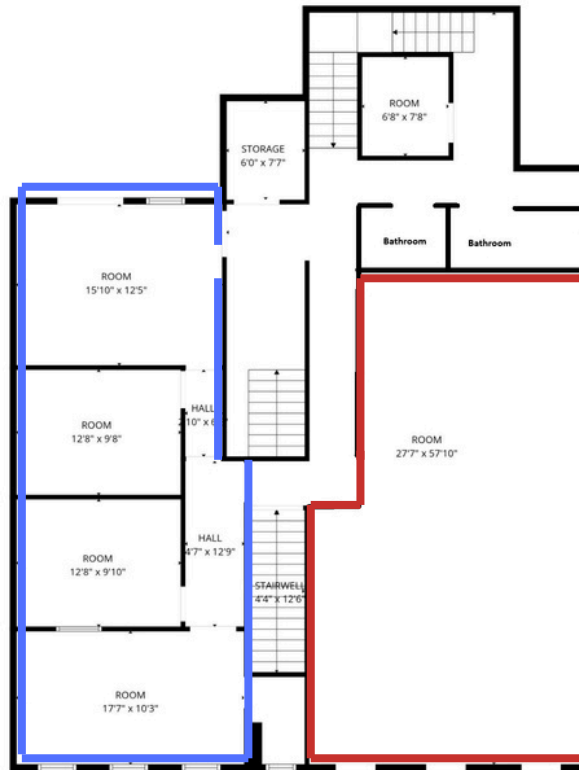
## Retail 1,000 +/- SF

## 1 Bathroom

## Resturant 3,500 +/- SF

### 3 Bathrooms

*Floor 2*

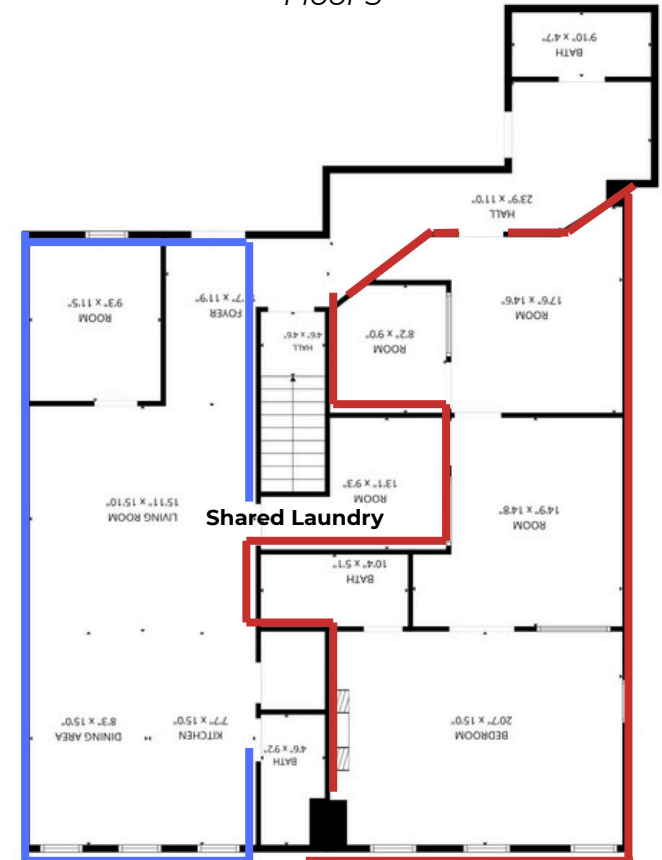


## Floor 2

**3,000 +/- SF**

## 2 Bathroom Guts

*Floor 3*



## Floor 3

**2,500 +/- SF**

## 2 Full Bathrooms

## 1 1/2 Bathroom



**THE LOCATION**

# Location & Access

Located in the heart of Westport, one of Kansas City's most established and recognizable entertainment and commercial districts. The property benefits from its position along Pennsylvania Avenue with convenient access to major Kansas City thoroughfares including I-35 and Southwest Trafficway. The surrounding area features a strong mix of restaurants bars retail businesses offices and entertainment venues which helps drive consistent pedestrian and vehicle traffic. Its central location also provides convenient access to Downtown Kansas City Midtown the Country Club Plaza and nearby residential neighborhoods. The combination of accessibility established businesses and Westport's active nightlife makes the location well suited for a variety of retail restaurant entertainment office and mixed use concepts.

**NEIGHBORING USES & ACCESS**

## Neighboring Businesses

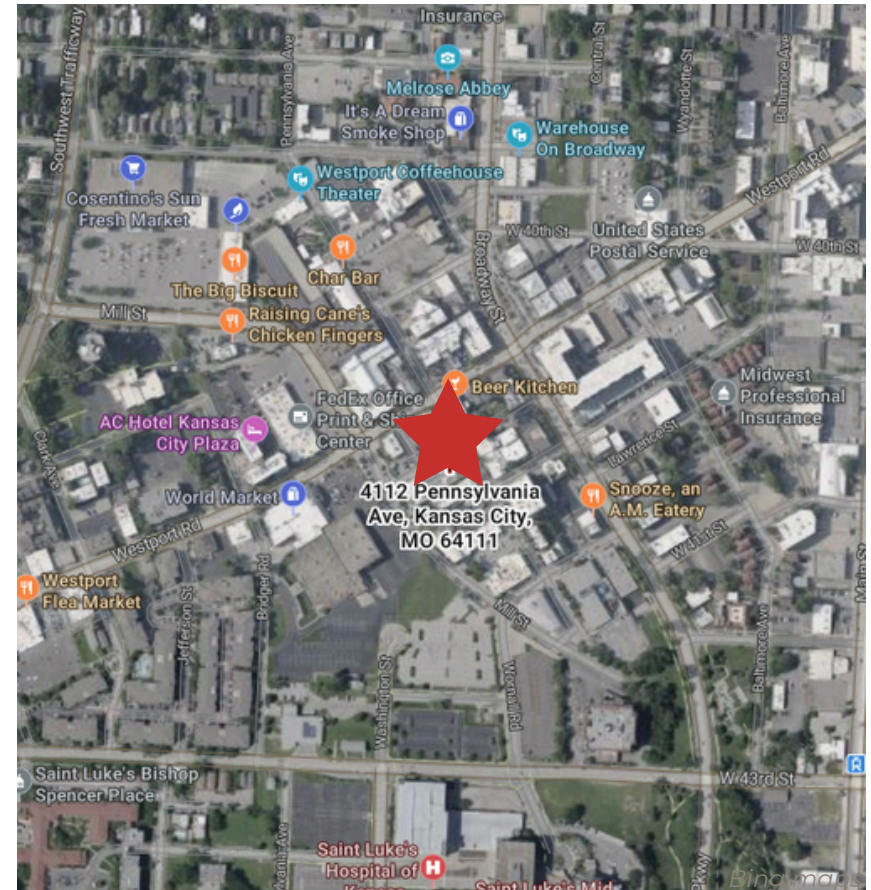
*Kelly's Westport Inn, Harpo's, Tin Roof, Char Bar & more*

## Street Car

*3 Minute walk to Southmoreland stop*

## I-35, US-71 Hwy

*Minutes away*



CONNECT

# Contact Our Team

Request the due diligence package, schedule a walk, or discuss terms.

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