



ReeceNichols  
REAL ESTATE

For Sale

# 2-Building Church Campus with Flexible Use Potential

1424 S. 55<sup>th</sup> Street, Kansas City, KS 66106



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## Property Highlights



**LOCATION** 1424 S 55<sup>th</sup> Street, Kansas City, KS 66106

**BUILDING** 7,443 SF Total (4,785 SF main building & 2,658 SF parsonage)

**ACRES** 2.8 m/l

**PRICE** \$750,000

**ZONING** R1 - See Zoning Map

**GENERAL** Move-in ready former church campus in Kansas City, Kansas, offering an excellent opportunity for another church congregation, ministry, nonprofit, or community-focused organization. Situated on approximately **2.8 acres**, the property includes a well-maintained church building with a large **120 seat sanctuary**, welcoming foyer, fellowship/workspace area, kitchen, multiple restrooms, multiple office rooms, utility space, and flexible rooms for classes, meetings, or ministry support.

The included **parsonage** is also in great condition and adds significant value and functionality. The main level features living space, kitchen, dining area, **3 bedrooms**, and a full bath, while the lower level offers additional gathering space, classrooms, storage, and a bathroom. This building could serve as pastor housing, church offices, Sunday school space, youth ministry, or potentially a weekday daycare/childcare use, subject to licensing, zoning, and city approvals.

Ideal for a **church user** seeking a turnkey campus with worship, fellowship, office, education, and residential components already in place. It also offers **future adaptive reuse or redevelopment potential** for event space, community use, or possible multifamily/infill housing, subject to zoning and city approvals. A rare opportunity to acquire a **well-kept, highly functional church property** with multiple paths for use and long-term value.



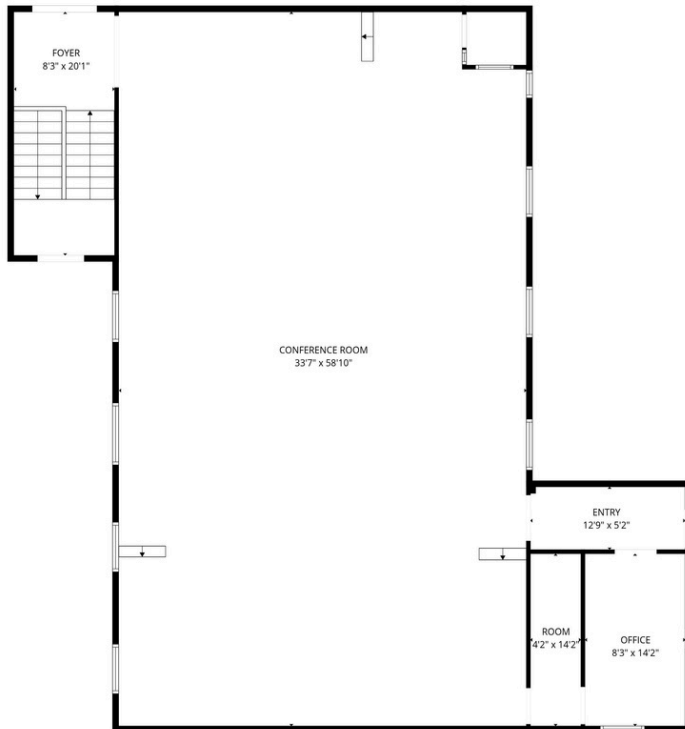
# Property Highlights – Church Building

## Main Level

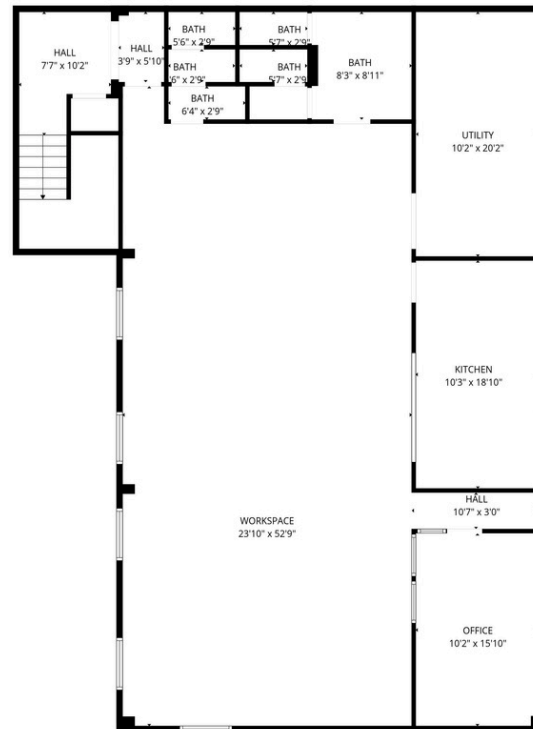
- 2,694 SF main level (Public Records)
- Move-in ready church facility in great condition
- Large 120 seat open sanctuary ideal for worship, gatherings, or event use
- Welcoming foyer / entry area
- Private office space for pastor, admin, or ministry use

## Lower Level

- ±2,091 SF lower level (Estimated)
- Large fellowship hall / workspace
- Kitchen area for church meals, events, and community gatherings
- Men and Women restrooms
- Utility and storage areas
- Flex room for meetings, classes, or storage



Main Level



Lower Level



 Church Building – Interior Photos



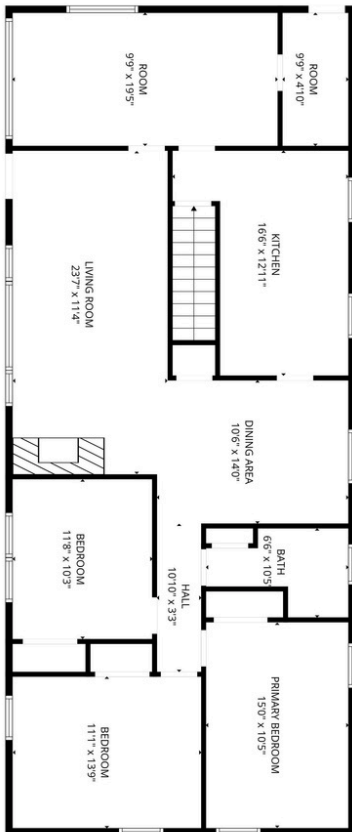


# Property Highlights – Parsonage Building

- Potential weekday daycare/childcare use, subject to licensing, zoning, and city approval
- Adds major flexibility and value for a church, nonprofit, school, or community-focused buyer
- Can serve as pastor housing, guest housing, church office, or ministry support space
- Creates potential for separate rental income or multi-use campus functionality, subject to approvals

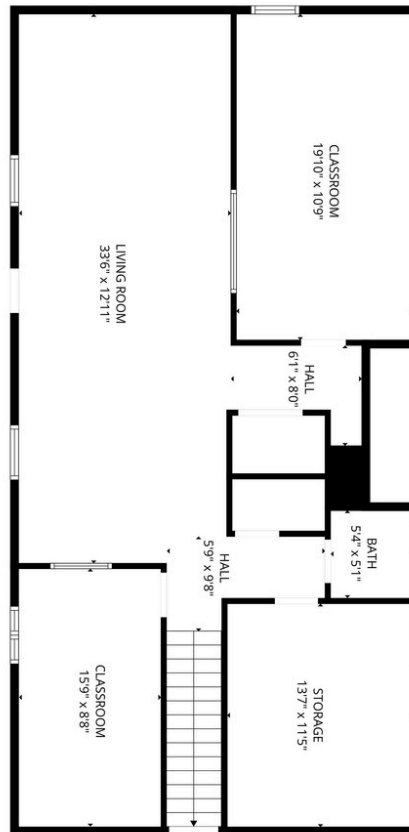
## Main Level

- 1,612 SF main level (Public Records)
- 5 bedrooms (3 conforming, 2 non-conforming), 1.5 bathroom, 2 living rooms



## Lower Level

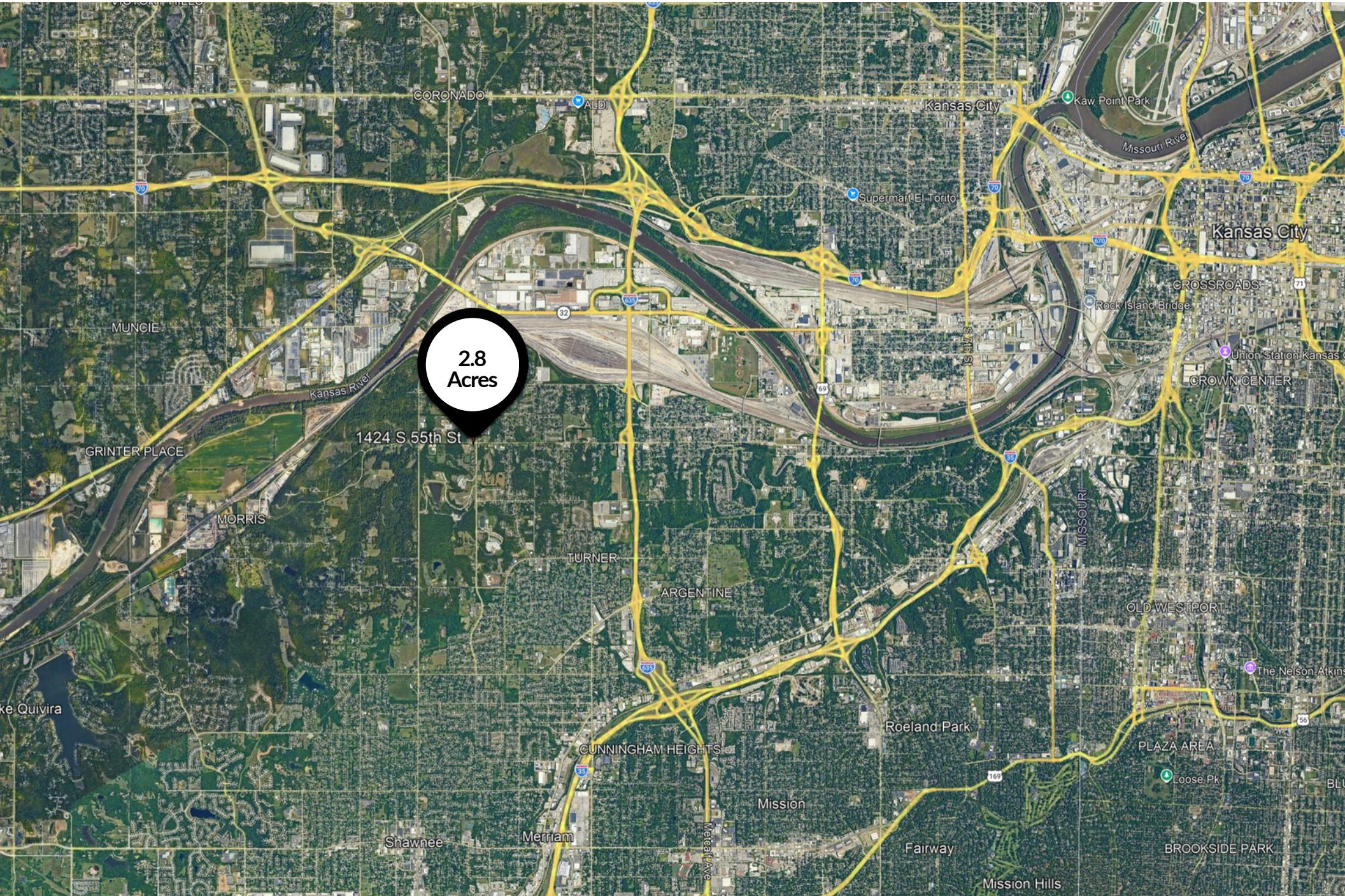
- ±1,046 SF lower level (Estimated)
- Lower-level classroom-style rooms ideal for Sunday school, youth ministry, meetings, or childcare support



FOOTING PLAN GENERATED BY COMPASO APP. DIMENSIONS/NOTES REFERRED FROM/TO RESPECTIVE FLOOR PLAN/QUANTITIES.

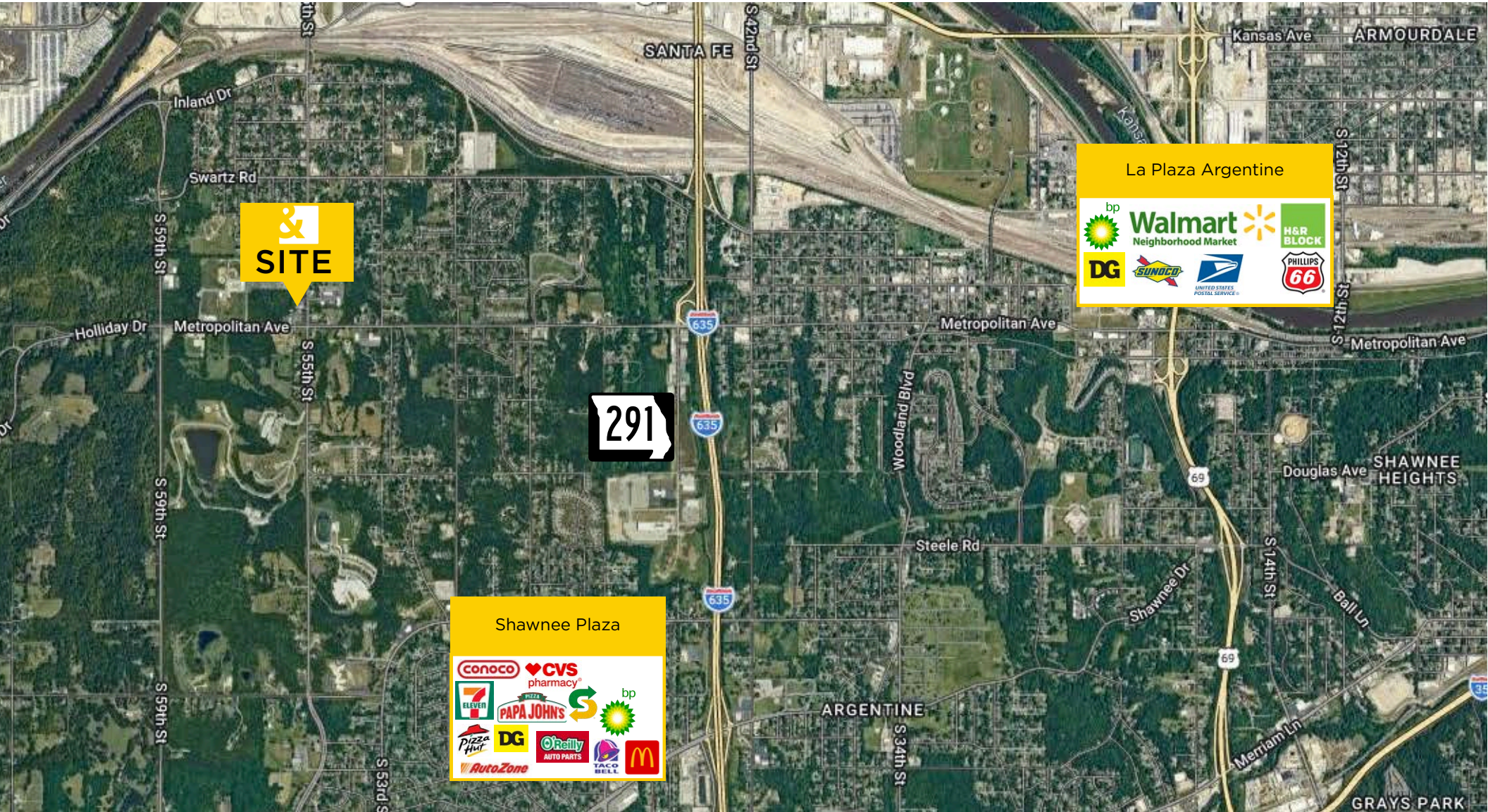
 Parsonage Building – Interior Photos





**2.8 Acres**

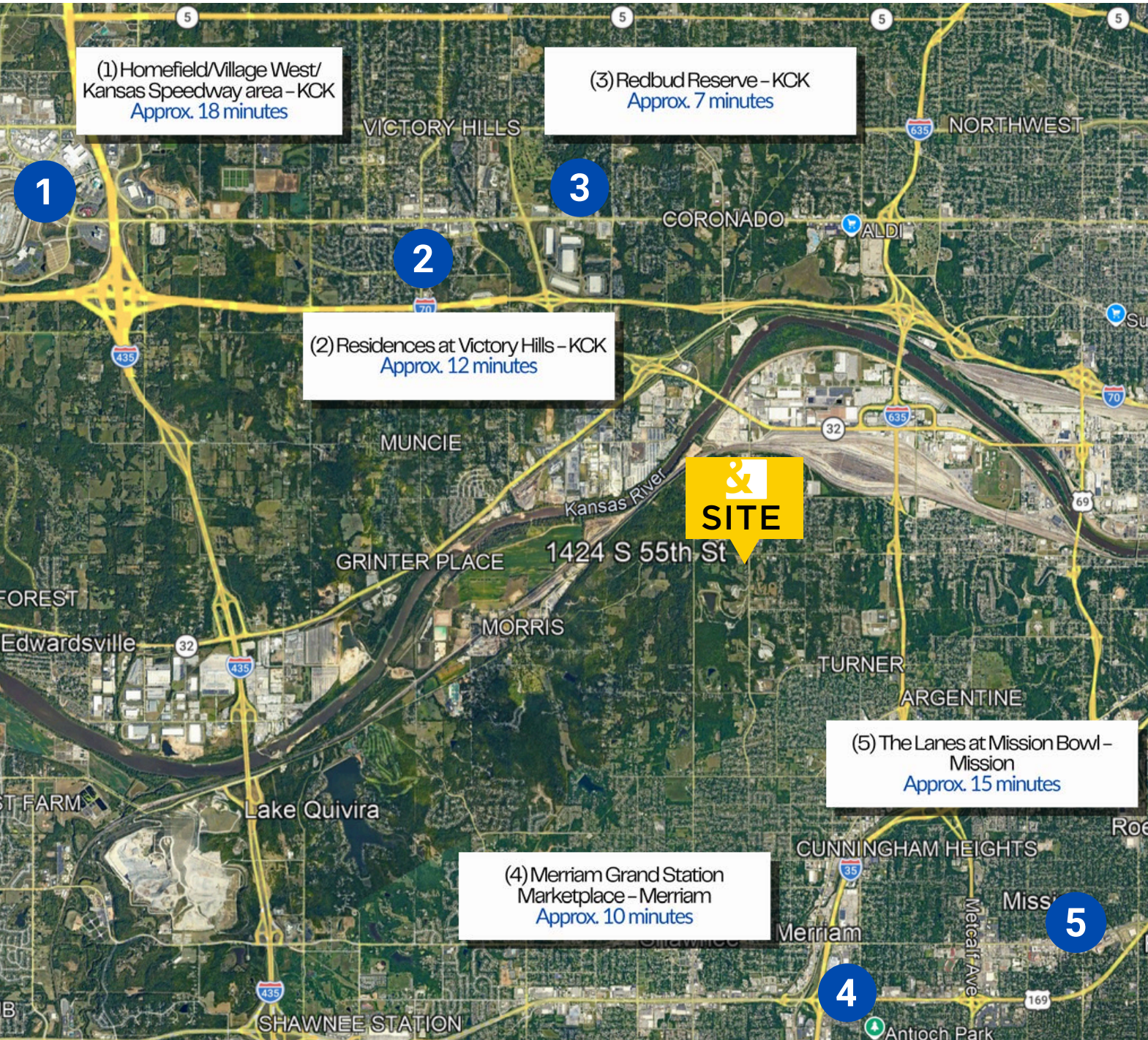
1424 S 55th St



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# Proximity to Local Developments



**1 Homefield / Village West / Kansas Speedway area – KCK**  
Approx. 15–18 minutes  
Large-scale entertainment, sports, hospitality, and mixed-use growth area. Homefield is described as an \$838M development near 94th & State Ave, and the Margaritaville Hotel is part of that broader development.

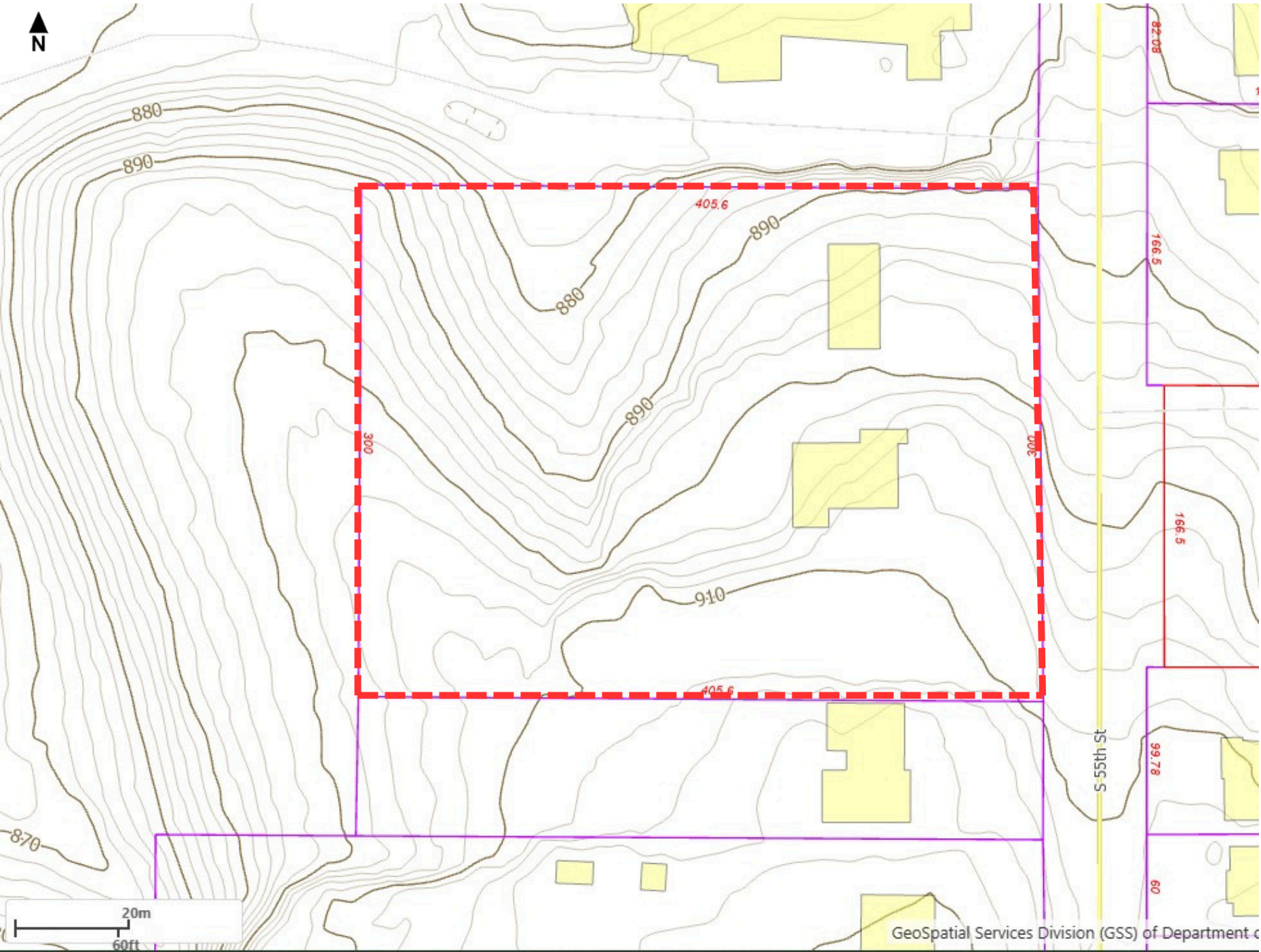
**2 Residences at Victory Hills – KCK**  
Approx. 10–12 minutes  
A \$41.3M, 152-unit affordable multifamily community at 745 N 78th St, with clubhouse, walking trail, community garden, fitness facility, and family-oriented amenities.

**3 Redbud Reserve / State Ave & 69th St area – KCK**  
Approx. 5–7 minutes  
A planned \$52.5M, 192-unit affordable apartment community near 69th & State Ave, close to KCKCC and the Turner Diagonal.

**4 Merriam Grand Station Marketplace – Merriam**  
Approx. 8–10 minutes  
Major \$102M mixed-use redevelopment along Shawnee Mission Parkway near Antioch/Ikea Way, with 200+ apartments, restaurants, green space, and Trader Joe's as the grocery anchor.

**5 The Lanes at Mission Bowl / Downtown Mission**  
Approx. 12–15 minutes  
New luxury apartment redevelopment at the former Mission Bowl site with 176 apartment units, plus additional Phase 2 apartment plans nearby.





LEGEND  
- - - Property



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	4,015	35,750	165,500
<b>HOUSEHOLDS &amp; INCOME</b>			
2025 Households	1,424	13,335	63,993
2025 Avg Household Income	\$85,187	\$81,043	\$81,566



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