

NEW BUSINESS OPPORTUNITY!



The Columbia Burlap Building
1412 W. 12th Street
Kansas City, MO 64101
Located at the Corner of
12th and Liberty
In the Historic
West Bottoms



Offered at
\$1,770,000

- ◆ The Columbia Burlap Building
- ◆ Strategic Historic West Bottoms Location
- ◆ Five-Story Brick Building with Parking
- ◆ 42,500 square feet
- ◆ 14 large lofts — 100% leased
- ◆ \$717K capital improvements
- ◆ Phase 1 Report and Survey available

- ☑ The Columbia Burlap Building is located in the historic west bottoms district. Situated at the corner of 12th & Liberty at the base of the 12th Street Bridge, the building has impressive street presence.
- ☑ The building was built in 1887 and is a five-story brick structure.
- ☑ The floor plates for each of the five floors are 8,000 square feet and the basement is slightly larger.
- ☑ Total square footage is 42,500. (Not including basement)
- ☑ The space is divided into 14 large lofts ranging in size from 1,400 to 3,500 square feet.
- ☑ The first three floors contain two lofts per floor and the top two floors contain four lofts per floor.
- ☑ All top floors have unique architectural details including six arched windows.
- ☑ There is parking on the west side of the building and an area to install additional parking behind the building.

**For more information
on income, zoning, and
neighborhood development,
contact Antonia Marie.**

(913) 209-3939

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Exclusively Marketed by:

Antonia Marie

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**1412 W. 12th Street
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Located at the Corner of
12th and Liberty**

**Offered at
\$1,770,000**



Property Attributes

- ◆ The Columbia Burlap Building
- ◆ Strategic Historic West Bottoms Location
- ◆ Five-story brick building built in 1887
- ◆ 42,500 square feet
- ◆ Floor plates are 8,000 sq. ft. per floor
- ◆ 14 large lofts — 100% leased
- ◆ 1st three floors have 2 lofts per floor
- ◆ Top two floors have 4 lofts per floor
- ◆ Unique architectural details — including 6 arched windows
- ◆ Parking on west side of building
- ◆ Space for additional parking behind building
- ◆ \$717K capital improvements
- ◆ Phase 1 Report and Survey available

Improvements to Building

- ☑ Sandblasted paint off all brick and wood surfaces
- ☑ New concrete floors
- ☑ Demolition to all existing interior structures
- ☑ New windows on floors two—five
- ☑ Dry wall for all 14 units
- ☑ New electrical branch wiring within units
- ☑ New light fixtures and wall sockets
- ☑ 14 installed heat furnaces and basic ductwork
- ☑ 14 water heaters
- ☑ 14 bathrooms which include toilet, sink, and shower fixtures
- ☑ 14 phone jacks installed
- ☑ All plumbing completed for bathrooms and water heaters
- ☑ Kitchen cabinets and countertops in most of the units
- ☑ 3 new sprinkler pressure valves

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