

FOR SALE

INVESTMENT OPPORTUNITY KANSAS CITY, KS MIXED-USE PORTFOLIO (4) COMMERCIAL PROPERTIES | (1) RESIDENTIAL

KANSAS CITY, KS PORTFOLIO SALE

FIVE(5)-PROPERTY MIXED-USE

- **3821 Leavenworth Rd – Gaming Room & C-Store**
- **3909 Leavenworth Rd – Vacant Lot**
- **7347 Leavenworth Rd – Gas Station**
- **7355 Leavenworth Rd – Restaurant**
- **3057 N 40th St – Single Family Home**

FIVE-PROPERTY MIXED-USE PORTFOLIO

\$1.65M ASKING PRICE | APPROXIMATELY \$550,000 BELOW ESTIMATED PORTFOLIO VALUE

A diversified collection of four commercial properties and one residential asset concentrated along the Leavenworth Road corridor in Kansas City, Kansas.

Portfolio Properties

- 3821 Leavenworth Road — **Gaming Room and Convenience Store**
- 3909 Leavenworth Road — **Vacant Commercial Lot**
- 7347 Leavenworth Road — **Gas Station and Convenience Store**
- 7355 Leavenworth Road — **Restaurant**
- 3057 N. 40th Street — **Single-Family Residence**

Investment Opportunity

- Estimated portfolio value: **\$2,200,000**
- Asking price: **\$1,650,000**
- Approximately **\$550,000** in potential built-in equity
- Existing income, owner-user, redevelopment and land-banking opportunities
- Commercial properties concentrated along the same established corridor
- Adjacent and complementary uses create potential for expansion, shared-site improvements, future assemblage and development

Motivated Offering

The owners are relocating and seeking a timely sale, providing an opportunity to acquire the full portfolio below its estimated aggregate market value.

PORTFOLIO DETAILS: (2) PACKAGES

PACKAGE 1

**(2) ADJACENT PROPERTIES: TURNKEY OR FUTURE DEVELOPMENT POTENTIAL
AVAILABLE AS A PACKAGE OR AS PART OF THE FIVE-PROPERTY PORTFOLIO
GAS STATION AND RESTAURANT**



7347 LEAVENWORTH RD – GAS STATION

- DBA: Amstar
- Building Size: Approximately 2,064 SF
- Land Size: Approximately 1.11 Acres (48,352 SF)
- 6 Pumps



7355 LEAVENWORTH RD – RESTAURANT

- DBA: Nana's Kitchen
- Adjacent to 7347 Leavenworth Rd
- Building Size: 452 SF
- Land Area: 14,375 SF (0.33 acres)
- Utilities: Separately metered
- Full Basement

REDEVELOPMENT IDEAS / OPPORTUNITIES

7347 & 7355 LEAVENWORTH ROAD

Retain the gas station and Quick Stop while redeveloping the Nana Kitchen portion of the property into an attached multi-tenant retail center with unified parking and circulation. Creates multiple leasable storefronts, diversifies rental income, increases tenant capacity, and may strengthen the property's long-term value and resale potential.

SCENARIO 1 – TRANSFORMATIONAL REDEVELOPMENT

Higher Capital Investment | Maximum Long-Term Upside



Conceptual renderings are for illustrative purposes only. All additions, renovations, uses, and redevelopment concepts are subject to buyer verification, zoning, licensing, permitting, engineering, site-plan review, and municipal approval.

REDEVELOPMENT IDEAS / OPPORTUNITIES

7347 & 7355 LEAVENWORTH ROAD

Retain both the gas station and Nana Kitchen while renovating the restaurant with a modern exterior and functional drive-thru, improving curb appeal, parking, signage, customer circulation, and the restaurant's potential sales performance across the unified site.

SCENARIO 2 – STRATEGIC PROPERTY ENHANCEMENT

LOWER CAPITAL INVESTMENT | IMMEDIATE OPERATIONAL UPSIDE



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REDEVELOPMENT IDEAS / OPPORTUNITIES

7347 & 7355 LEAVENWORTH ROAD

Add a liquor store adjacent to Quick Stop, introducing complementary retail space that encourages customer overlap and cross-shopping while creating potential rental or operating income without requiring a complete redevelopment.

SCENARIO 3 – TARGETED RETAIL EXPANSION

MODERATE CAPITAL INVESTMENT | ADDITIONAL REVENUE POTENTIAL



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PACKAGE 1 DETAILS

1 - 7347 LEAVENWORTH RD

GAS STATION / CONVENIENCE STORE



Property Information

DBA: Amstar

Property Type: Gas Station / Convenience Store / Fueling Station

Property Summary

7347 Leavenworth Rd is a gas station property located along Leavenworth Road in Kansas City, Kansas. The site includes existing fuel infrastructure and convenience store improvements, making it suitable for continued gas station operations or repositioning under new ownership.

The property is currently leased on a month-to-month basis, with in-place rent collection of approximately \$3,500 per month (including NNN). The prior lease term expired in 2025. The asset presents an opportunity for an investor or owner-user to stabilize tenancy, improve operations, and enhance overall site performance.

Property Details

- Parcel ID (APN): 020502
- Building Size: Approximately 2,064 SF
- Land Size: Approximately 1.11 Acres (48,352 SF)
- Stories: 1
- Year Built: 1962
- Zoning: K99
- Property Taxes (2025): Approximately \$13,213
- Occupancy: Leased (Month-to-Month)
- Utilities: Separately Metered
- Parking: On-site

Equipment & Improvements

- 6 fuel pumps (3 dual-face units)
- Walk-in coolers
- POS system
- HVAC system (good condition)
- Fuel system approximately 5–6 years old
- Roof approximately 7–8 years old
- All major equipment currently operational
- Six (6) Gaming Machines

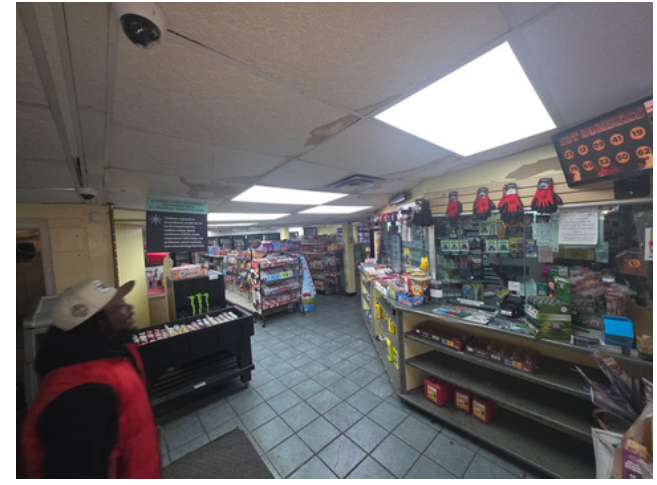
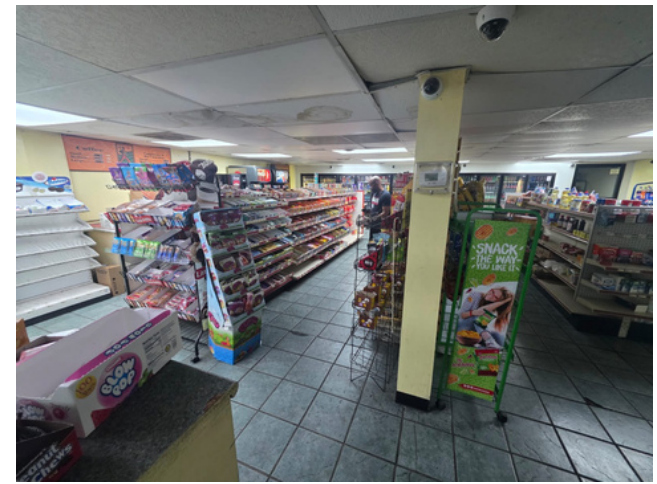
Condition:

- No known deferred maintenance or material issues reported
- Minor parking lot concrete repairs may be required



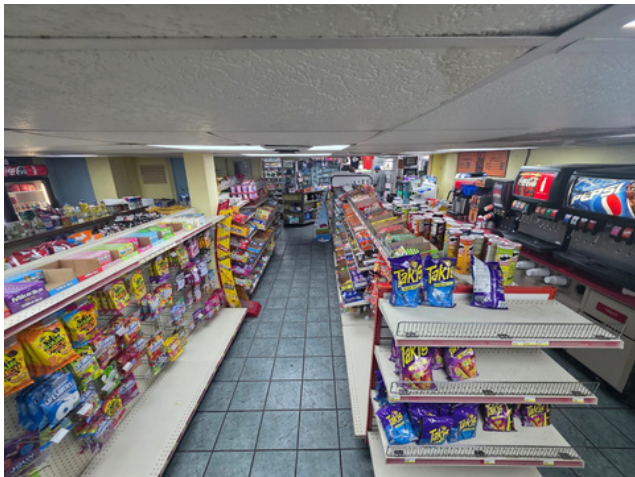
1 - 7347 LEAVENWORTH RD

GAS STATION / CONVENIENCE STORE



1 - 7347 LEAVENWORTH RD

GAS STATION / CONVENIENCE STORE



1 - 7347 LEAVENWORTH RD

GAS STATION / CONVENIENCE STORE

INVESTMENT OVERVIEW / REPOSITIONING POTENTIAL

Investment Overview

7347 Leavenworth Rd offers a stabilized gas station investment or owner-user opportunity with existing fuel infrastructure and operational equipment in place.

Potential Upside Includes:

- Expansion opportunity with adjacent parcel
- Lease stabilization or restructuring
- Improved store operations and merchandising
- Expanded product offerings
- Beer Sales Addition
- Site repairs and cosmetic upgrades
- Stronger operational management
- Potential repositioning aligned with regional retail and gaming demand shifts, subject to applicable laws and licensing

2- 7355 LEAVENWORTH RD

RESTAURANT (NANA'S KITCHEN)



Property Information

DBA: Nana's Kitchen

Property Type: Restaurant / Food Service Asset

Property Summary

7355 Leavenworth Rd, operating as Nana's Kitchen, is a restaurant property located along the Leavenworth Road corridor in Kansas City, Kansas. The site includes existing food-service infrastructure and established kitchen improvements, making it suitable for continued restaurant operations or repositioning.

The property is currently leased on a month-to-month basis. The lease agreement reflects a rent level of \$3,500 per month; however, the current tenant is paying approximately \$1,000 per month (has been at the property for 10 years). The lease expired in 2025, and there is potential for a long-term lease to be restructured or negotiated.

Located near other portfolio assets along Leavenworth Road, the property presents an opportunity for an owner-user, investor, or portfolio buyer to continue operations, reposition the concept, or leverage the site as part of a broader commercial strategy.

Property Details

- Parcel ID (APN): 020501
- Building Size: 452 SF
- Land Area: 14,375 SF (0.33 acres)
- Stories: 1
- Year Built: 1975
- Zoning: K99
- Property Taxes (2025): \$3,151
- Current Use: Fast-food restaurant
- Occupancy: Month-to-month tenancy
- Utilities: Separately metered
- Parking: On-site parking available
- Full Basement

2- 7355 LEAVENWORTH RD

RESTAURANT (NANA'S KITCHEN)



Condition & Improvements

- No known deferred maintenance or major material issues reported
- Roof approximately 7–8 years old (requires repair)
- Plumbing and electrical systems in good condition

Equipment & Fixtures Included

- HVAC system
- Hood system
- Grill
- Fryer
- Food warmer
- Drive-Thru Potential with Existing Infrastructure in Place

Access & Visibility

- 7355 Leavenworth Rd benefits from direct frontage along Leavenworth Road, providing strong visibility and convenient access for local traffic, commuters, and neighborhood customers. The property is positioned along an established commercial corridor well-suited for restaurant, carryout, catering, and other food-service uses that rely on consistent street exposure and repeat customer traffic.
- Its proximity to other portfolio assets along Leavenworth Road may also create cross-traffic synergies with nearby convenience, fuel, and retail operations.

2- 7355 LEAVENWORTH RD

RESTAURANT (NANA'S KITCHEN)



2- 7355 LEAVENWORTH RD

RESTAURANT (NANA'S KITCHEN)



2- 7355 LEAVENWORTH RD

RESTAURANT (NANA'S KITCHEN)

INVESTMENT & REPOSITIONING POTENTIAL

7355 Leavenworth Rd offers an owner-user or investment opportunity with existing restaurant infrastructure in place. The property is well-positioned for continued food-service operations or alternative concepts such as ghost kitchen, catering, delivery-focused restaurant, or quick-service dining.

Additional upside may include:

- Significant Rental Upside — Current Rent \$1,000/Month - Below Market
- Improved branding and repositioning of concept
- Expanded menu and service offerings
- Delivery platform integration
- Catering and event-based revenue streams
- Extended operating hours
- Expense optimization and operational improvements
- Cross-traffic benefits from adjacent portfolio assets
- Drive-Thru Potential with Existing Infrastructure in Place

A buyer may also choose to reposition the restaurant, lease to a new operator, or integrate the asset into a larger Leavenworth Road portfolio strategy.

SALE TERMS

- **Offering Type:** Business and Real Estate
- **Must be sold with adjacent property or as part of a five-property portfolio**
- **Possession:** At closing

PORTFOLIO DETAILS: (2) PACKAGES

PACKAGE 2

(3) ADJACENT PROPERTIES: TURNKEY OR FUTURE DEVELOPMENT POTENTIAL - AVAILABLE TOGETHER OR AS PART OF THE FIVE-PROPERTY PORTFOLIO
C-STORE, GAMING ROOM & TURN-KEY KITCHEN OPPORTUNITY, VACANT LOT AND SINGLE FAMILY HOME



3821 LEAVENWORTH RD – GAMING ROOM & C-STORE

- DBA: R & Yaar Food Mart
- Building: 1,300 SF retail building
- Lot: 0.34 acres (14,941 SF).
- Owner-operated



3909 LEAVENWORTH RD – VACANT COMMERCIAL LOT

- Adjacent to 3821 Leavenworth Rd
- Lot: 0.32 Acres
- Zoning: Commercial
- Utilities: Available On-Site



3057 N 40TH ST – SINGLE-FAMILY HOME

(CAN BE SOLD SEPERATE FROM THIS PACKAGE OR PORTFOLIO)

- Bedrooms: 3
- Bathrooms: 2
- Living Area: 1,211 SF
- Gross Area: 1,939 SF
- Stories: 1
- Lot Size: 0.32 Acres

REDEVELOPMENT IDEAS / OPPORTUNITIES

3821 & 3909 LEAVENWORTH RD OR 3821 & 3909 LEAVENWORTH RD + 3057 N 40TH ST (SINE FAMILY HOME)

SCENARIO 1 – TRANSFORMATIONAL RETAIL REDEVELOPMENT

HIGHER CAPITAL INVESTMENT | MAXIMUM LONG-TERM UPSIDE

Combine Convenience store and vacant lot or combine all 3 (including single family home) properties and redevelop the site as a multi-tenant neighborhood retail center, creating several leasable storefronts, diversified rental income, and stronger long-term property value.



convenience store and vacant lot



convenience store, vacant lot + single family home

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REDEVELOPMENT IDEAS / OPPORTUNITIES

3821 & 3909 LEAVENWORTH RD

SCENARIO 2 – FOOD-TRUCK AND VENDOR COURT

LOWER CAPITAL INVESTMENT | NEAR-TERM INCOME POTENTIAL

Retain and improve the existing building while converting the open parcel into an organized food-truck and vendor court with utility hookups, customer seating, upgraded parking, lighting, and shared amenities.



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REDEVELOPMENT IDEAS / OPPORTUNITIES

3821 & 3909 LEAVENWORTH RD

SCENARIO 3 – DRIVE-THRU RETAIL PAD ADDITION

MODERATE CAPITAL INVESTMENT | ADDITIONAL RENTAL AND OPERATING INCOME

Retain and modernize the existing building while adding a freestanding drive-thru retail pad suitable for a coffee shop or fast-casual operator, creating an additional income stream without fully redeveloping the site.



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PACKAGE 2 DETAILS

1- 3821 LEAVENWORTH RD

C-STORE, GAMING ROOM & TURN-KEY KITCHEN OPPORTUNITY



Property Information

- DBA: R & Yaar Food Mart
- Address: 3821 Leavenworth Rd, Kansas City, KS 66104

Property Summary:

3821 Leavenworth Rd is an owner-operated convenience store and gaming establishment located along Leavenworth Road in Kansas City, Kansas. The property consists of an approximately 1,300 SF retail building situated on approximately 0.34 acres (14,941 SF).

The property offers multiple income streams through an established gaming operation, convenience store sales, and a fully equipped commercial kitchen that is currently not being utilized to its full potential. Additional upside may exist through expansion, redevelopment, food-service activation, and potential drive-thru installation, subject to city approval.

Property Details:

- Parcel ID (APN): 105401
- Building Size: Approximately 1,300 SF
- Land Size: Approximately 0.34 Acres (14,941 SF)
- Stories: 1
- Year Built: 1930
- Zoning: C-1
- Property Taxes (2025): Approximately \$3,934
- Occupancy: Owner-Operated
- Utilities: Separately Metered
- Parking: On-Site
- Roof Age: Approximately 5–6 Years
- Condition: Well Maintained
- Equipment Condition: Operational and in Good Working Order

Equipment Included

- Commercial Fryer
- Prep / Make Table
- Food Warmer
- Walk-In Cooler
- Freezer
- Pizza Oven
- Popcorn Machine
- Hot Dog Roller
- Lottery/Fish Game Table Equipment
- Water Heater

1- 3821 LEAVENWORTH RD

C-STORE, GAMING ROOM & TURN-KEY KITCHEN OPPORTUNITY



Convenience Store Operations

Store Highlights

- Established neighborhood convenience store
- Lottery sales in place
- Tobacco license in place
- Cigarettes and Cigar Sales
- Inventory estimated at approximately \$40,000
- Average monthly sales approximately \$10,000
- Estimated gross margins of 20%–25%

Established Gaming Operation

The gaming room has been operating successfully for approximately six years and currently consists of:

- Eight gaming machines operating under vendor revenue-sharing 70/30 agreements
- Two gaming tables
- One table generating 100% revenue to ownership
- One table operating under a revenue-sharing arrangement

Gaming Highlights

- Consistent sales revenue exceeding \$25,000 per month
- Revenue trends have increased following the closure of competing gaming operations in Missouri
- Recent average weekly gaming gross sales: \$70,000
- Can buy kiosk at \$2,000/kiosk, enjoy 100% of Profit (Avg \$12,000/Kiosk)

Turn-Key Commercial Kitchen Opportunity

The property includes a fully equipped commercial kitchen positioned inside an active convenience store and gaming operation, creating an opportunity for immediate food-service activation.

Kitchen Features

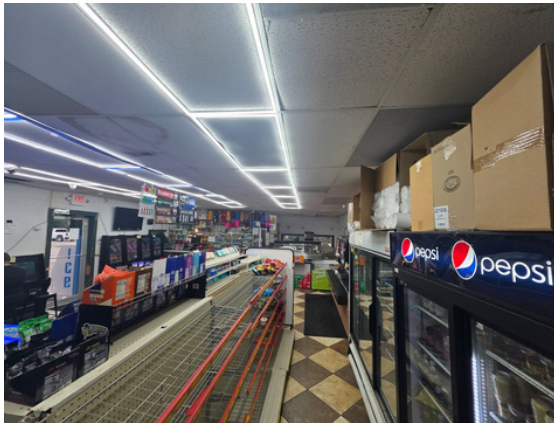
- Approximate Size: 11.5 ft x 10 ft
- Commercial Fryer
- Food Warmer
- Pizza Oven
- Pizza Display Warmer
- Stainless Steel Make Table
- Popcorn Equipment
- Health Department Approved Sink
- Existing Food License (subject to transfer requirements)
- Previously inspected and approved for operation

Demand Drivers

- Busy neighborhood bar directly across the street
- Texas Tom's nearby
- High-volume gas station and liquor store in immediate vicinity
- Strong late-night customer traffic
- Established customer base from gaming operations
- Potential concepts include pizza, wings, fried foods, grab-and-go meals, ethnic cuisine, and late-night food service.

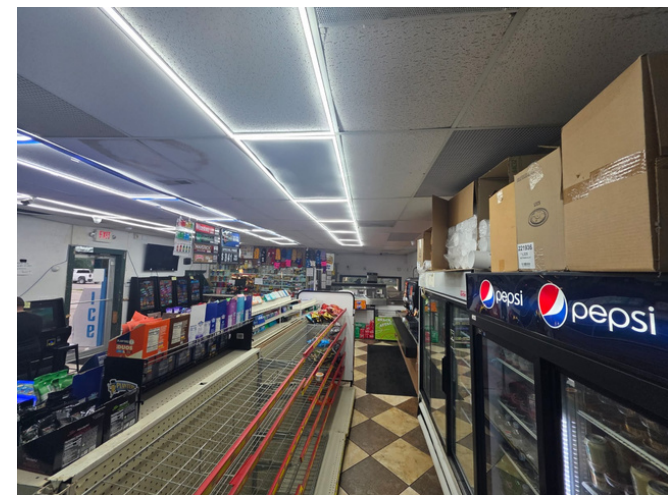
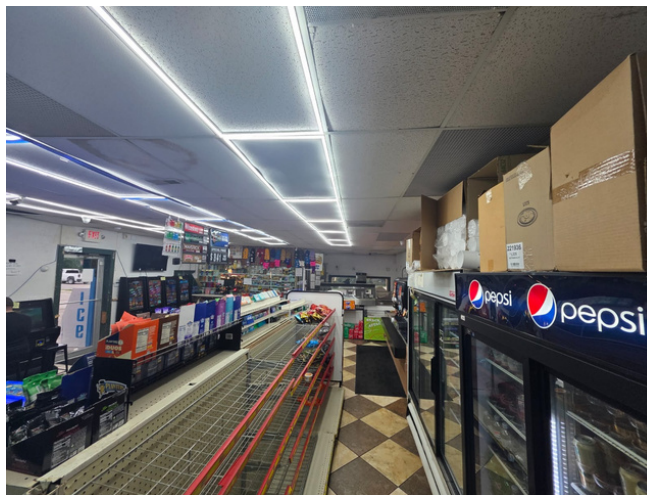
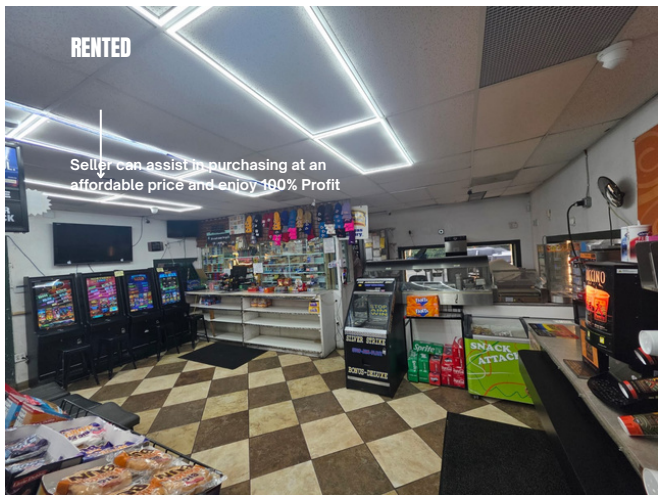
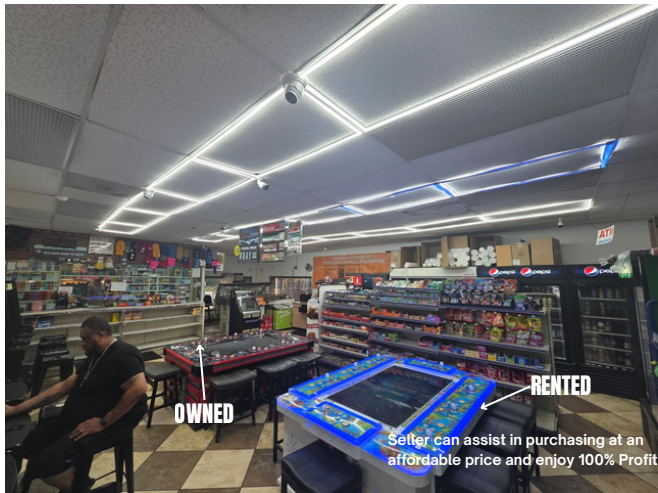
1- 3821 LEAVENWORTH RD

C-STORE, GAMING ROOM & TURN-KEY KITCHEN OPPORTUNITY



1- 3821 LEAVENWORTH RD

C-STORE, GAMING ROOM & TURN-KEY KITCHEN OPPORTUNITY



1- 3821 LEAVENWORTH RD

C-STORE, GAMING ROOM & TURN-KEY KITCHEN OPPORTUNITY



1- 3821 LEAVENWORTH RD

C-STORE, GAMING ROOM & TURN-KEY KITCHEN OPPORTUNITY



FINANCIAL OVERVIEW

Convenience Store

- Annual Sales: Approximately **\$120,000**
- Estimated Annual Profit: Approximately **\$24,000**

Gaming Operations

- Annual Gross Sales: Approximately **\$1,000,000 – \$1,200,000**
- Estimated Annual Profit: Approximately **\$120,000 – \$150,000**

Combined Business Performance

- Total Annual Revenue: Approximately **\$1,120,000 – \$1,320,000**
- Total Annual Profit: Approximately **\$144,000 – \$174,000**
- Monthly Operating Expenses: Approximately **\$9,380**

SALE TERMS

- **Offering Type:** Business and Real Estate
- **Available with 3909 Leavenworth rd or as Part of a Five-Property Portfolio**
- **Estimated Possession:** 3–5 Months Following Contract Execution
- **Two-Week In-Store Performance Evaluation Period**

INVESTMENT & EXPANSION POTENTIAL

This offering presents a unique owner-user or investment opportunity with multiple revenue streams already in place.

Potential opportunities include:

- Activating and expanding food-service operations
- Leasing the kitchen to a third-party operator
- Expanding gaming revenue
- Redeveloping the adjacent lot
- Adding a drive-thru (subject to approvals)
- Additional Revenue Opportunities: Coffee, Hookah and Cigar Lounge, Online Gaming, and Vape Products

2- 3909 LEAVENWORTH RD

VACANT COMMERCIAL LOT



Property Summary:

3909 Leavenworth Rd is a vacant, paved commercial parcel with all utilities on-site, offering strong frontage along Leavenworth Road—a high-visibility corridor serving established residential and commercial neighborhoods in Kansas City, Kansas. The site is currently used as paved parking and presents a strong opportunity for future development, expansion, or integration with adjacent commercial assets.

Property Details:

- Parcel ID (APN): 105418
- Land Size: 13,919 SF (0.32 Acres)
- Zoning: Commercial
- Property Taxes: \$2,136.61
- Current Use: Paved Parking
- Utilities: Available On-Site
- Condition: Good

Access & Visibility

The property benefits from direct frontage and strong visibility along Leavenworth Road, a key local traffic corridor. The site offers convenient access and consistent neighborhood traffic, making it well-suited for commercial, retail, service, or convenience-based development.

Strategic Location Advantage

3909 Leavenworth Rd is directly adjacent to 3821 Leavenworth Rd, an operating convenience store and gaming facility. This creates a unique expansion opportunity for:

- Additional parking for existing operations
- Expansion of retail or service footprint
- Supporting infrastructure for the convenience store/gaming business
- Future redevelopment or complementary commercial uses

All potential uses are subject to zoning, site planning, and city approvals.

Sale Terms

- **Offering Type:** Part of a five-property portfolio
- **Sale Condition:** Must be sold with adjacent property at 3821 Leavenworth Rd
- **Possession:** At Closing

2- 3909 LEAVENWORTH RD

VACANT COMMERCIAL LOT



3- 3057 N 40TH ST

SINGLE FAMILY HOME (CAN BE SOLD SEPERATE FROM THIS PACKAGE OR PORTFOLIO)



Property Information

- **Property Type:** Single-Family Home
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Living Area:** 1,211 SF
- **Gross Area:** 1,939 SF
- **Stories:** 1
- **Lot Size:** 0.32 Acres
- **Year Built:** 1953
- **Parcel ID (APN):** 105419
- **School District:** Kansas City, KS
- **Property Taxes:** \$3,037

Appliances & Mechanical Systems Included

- HVAC system
- Stove
- Dishwasher
- Refrigerator
- Washer & dryer

Features

- Full basement
- Detached garage
- Standard residential layout with single-level living

Strategic Location Advantage

- Full basement
- Detached garage
- Standard residential layout with single-level living

Investment Overview

- This property offers strong rental potential in the local market, with estimated rents ranging between \$1,200 and \$1,600 per month.
- The home is positioned as a value-add residential asset with upside through light repairs and updates.

Sale Terms

- **Asking Price:** \$179,000
- **Sale Type:** Can be sold separately from portfolio or included in larger package
- **Possession:** At closing
- **MLS#:** Not active yet.

3- 3057 N 40TH ST

SINGLE FAMILY HOME



3- 3057 N 40TH ST

SINGLE FAMILY HOME



3- 3057 N 40TH ST

SINGLE FAMILY HOME



PROTFOLIO DEMOGRAPHICS, TRAFFIC AND MARKET INSIGHTS

POPULATION

	1 mile	3 miles	5 miles
2020 Population	6,302	38,009	77,604
2025 Population	5,794	37,387	78,144
2030 Population Projection	5,762	37,783	79,519
Annual Growth 2020-2025	-1.6%	-0.3%	0.1%
Annual Growth 2025-2030	-0.1%	0.2%	0.4%
Median Age	38.6	37.3	36.7
Bachelor's Degree or Higher	20%	17%	20%
U.S. Armed Forces	4	19	66

INCOME

	1 mile	3 miles	5 miles
Avg Household Income	\$97,844	\$78,903	\$88,582
Median Household Income	\$76,619	\$64,167	\$69,857
< \$25,000	151	2,341	4,099
\$25,000 - 50,000	560	3,657	6,434
\$50,000 - 75,000	307	2,161	4,905
\$75,000 - 100,000	278	1,808	3,692
\$100,000 - 125,000	294	1,697	3,052
\$125,000 - 150,000	161	1,063	2,414
\$150,000 - 200,000	148	872	2,148
\$200,000+	173	512	1,735

PROTFOLIO DEMOGRAPHICS, TRAFFIC AND MARKET INSIGHTS

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Leavenworth Road	N 71 St E	7,173	2025	0.12 mi
North 75th Street	N 74 Ter SE	7,496	2025	0.13 mi
Leavenworth Rd	N 71 St E	7,208	2024	0.28 mi
North 72nd Street	Georgia Ave S	6,963	2025	0.53 mi
North 77th Street	Longwood Ave N	4,147	2025	0.62 mi
North 67th Street	Rowland Ave S	3,008	2025	0.97 mi
North 67th Street	Greeley Ave N	3,068	2025	0.97 mi
Parallel Parkway	N 83rd Ter E	19,180	2025	0.99 mi
College Parkway	Parallel Pkwy N	12,928	2025	1.09 mi
College Pkwy	Parallel Pkwy N	12,940	2024	1.09 mi

SINGLE FAMILY HOME ESTIMATED VALUE



Source: Public Record and Listing

PORTFOLIO DISCLAIMER

This version covers the entire portfolio while recognizing that certain items apply only to specific assets:

All information regarding the portfolio and its individual assets is based on ownership records and publicly available data and should be independently verified by the buyer during due diligence. This includes, as applicable, zoning, utilities, measurements, lease terms, permits, licensing, fuel-system condition, environmental compliance, and development potential. Conceptual renderings are for illustrative purposes only. All proposed additions, renovations, uses, and redevelopment concepts are subject to buyer verification, engineering, site-plan review, zoning, permitting, licensing, and municipal approval.

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