

JUNIOR BOX RETAIL FOR SALE

3230 Troost Avenue, Kansas City, Missouri 64109



SIZE & USE:

- 25,300sf single-story retail building built in 1926 (includes 10,000 sf warehouse) & features 15-20' ceilings
- 30,000sf paved parking lot & 230' of Troost frontage
- Mixed B4, Heavy Business Commercial & R-1.5, Residential Zoning

PROPERTY HIGHLIGHTS:

- This KC landmark building originally built for Walsh Motors Co is ideal for service or retail business seeking high traffic location
- Located in Heart of the City TIF Commercial Façade Improvement Program
- 1.30± acre corner site located in PIEA tax incentive area
- 3phase/800amp electric service
- New flooring, paint & security system
- Grandfathered exterior blade sign
- 18-26' column spacing

Carrie Donigan | p: 816.896.6624 | e: carriedonigan@gmail.com

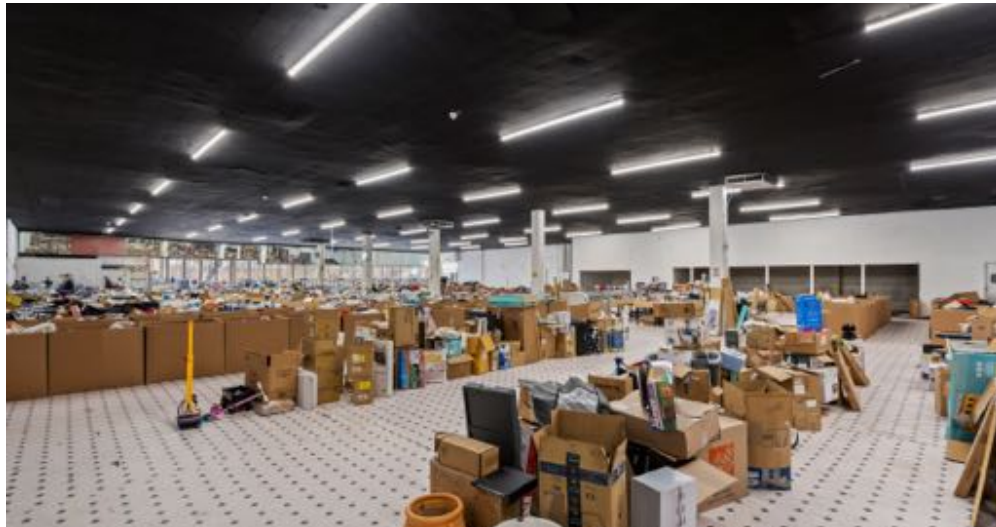
CONTACT US TODAY :

Platinum Realty Commercial 9393 W 110th Street Suite 170 Overland Park, Kansas, 66210 (888) 220-0988

PROPERTY PICTURES

3230 Troost Avenue, Kansas City, Missouri 64109

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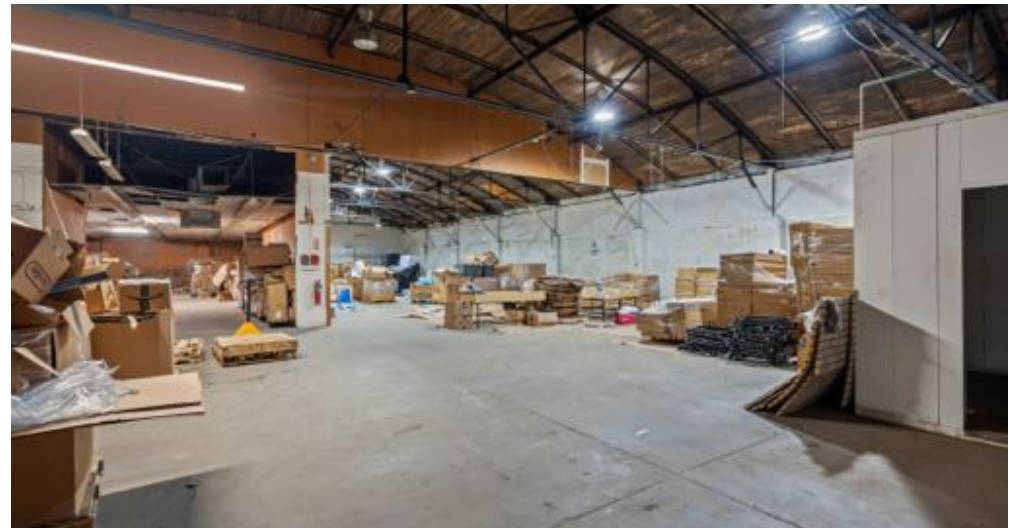
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The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

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AERIAL MAP

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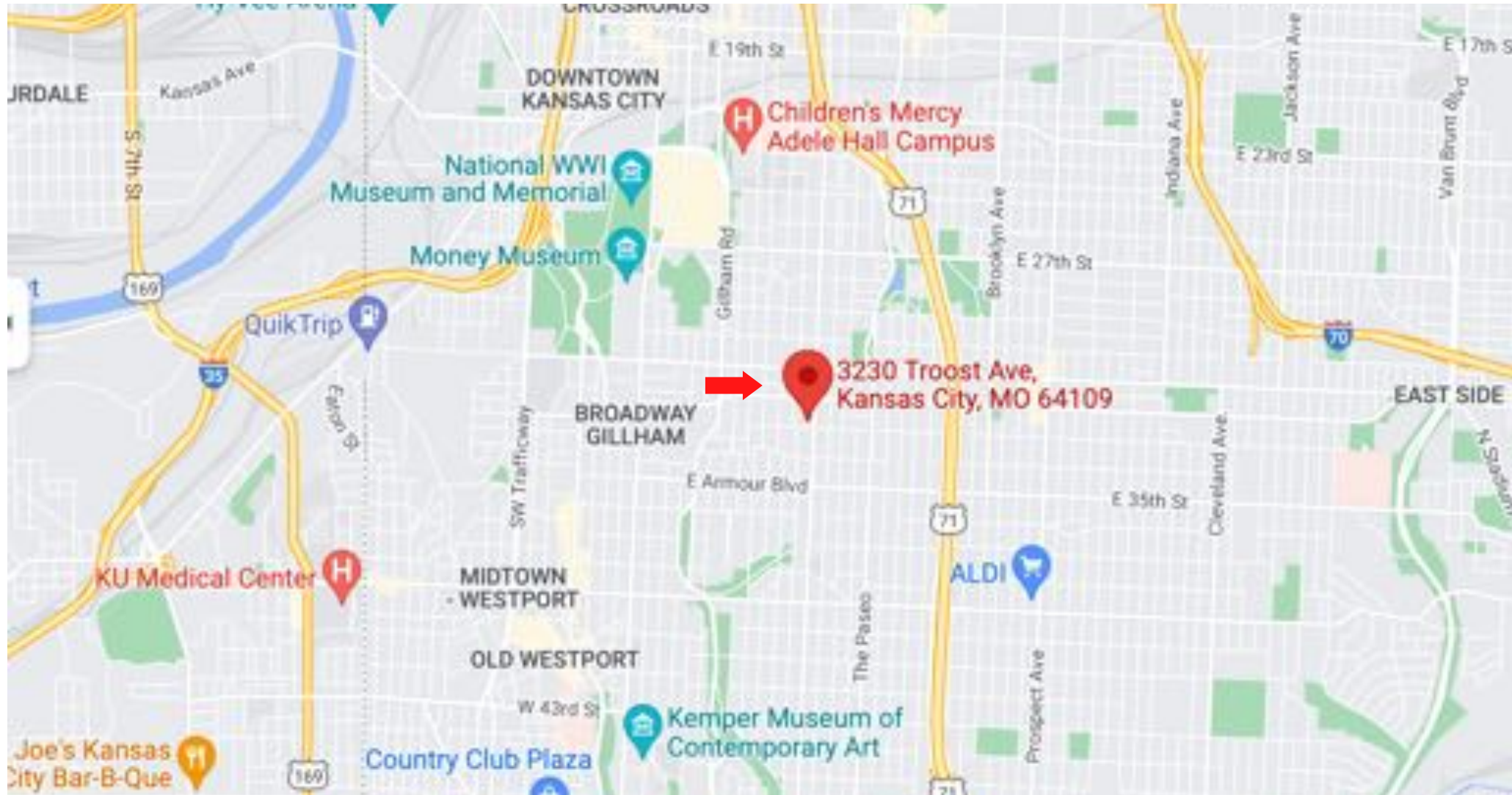
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LOCATION MAP

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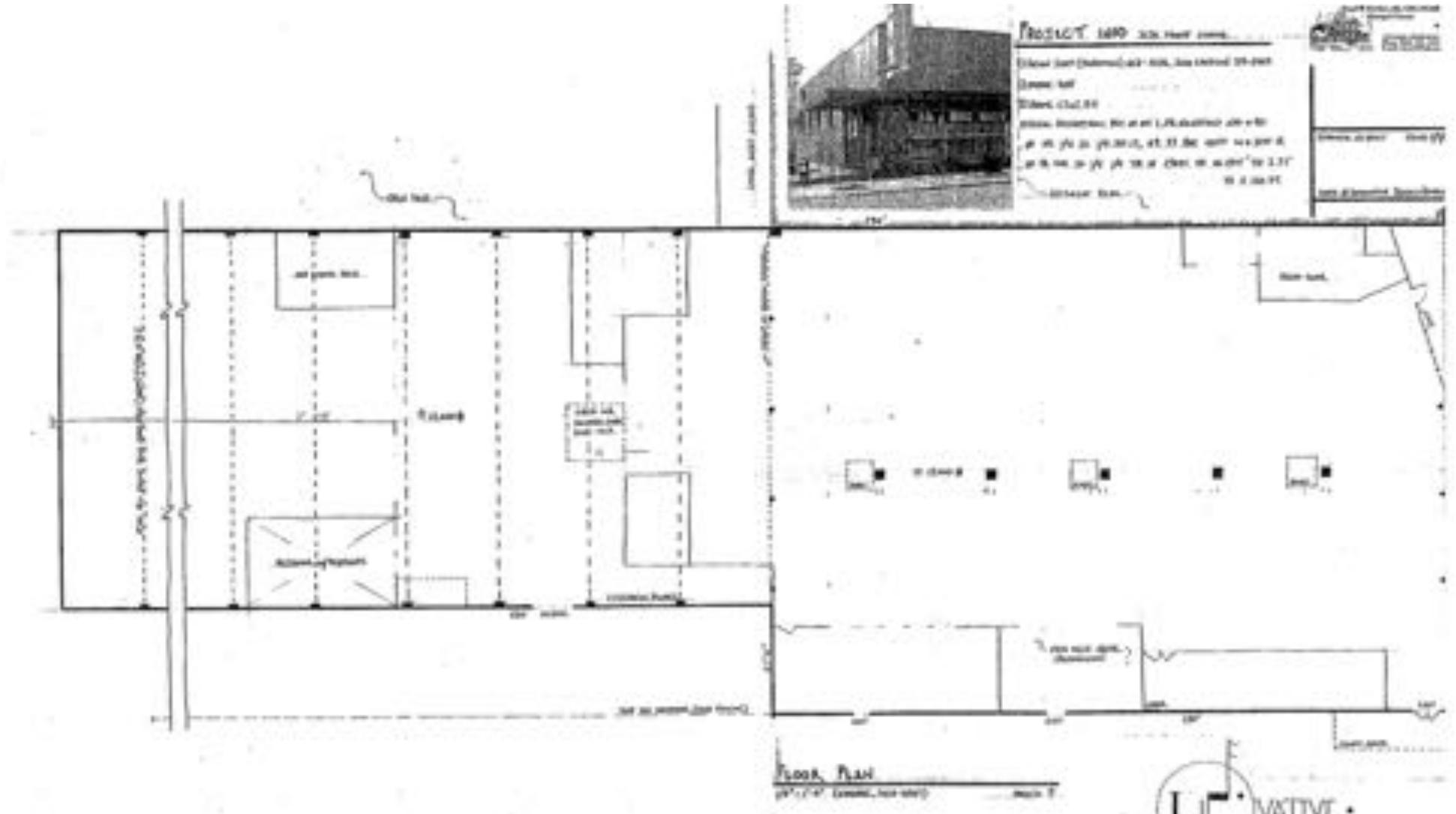
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FLOOR PLAN

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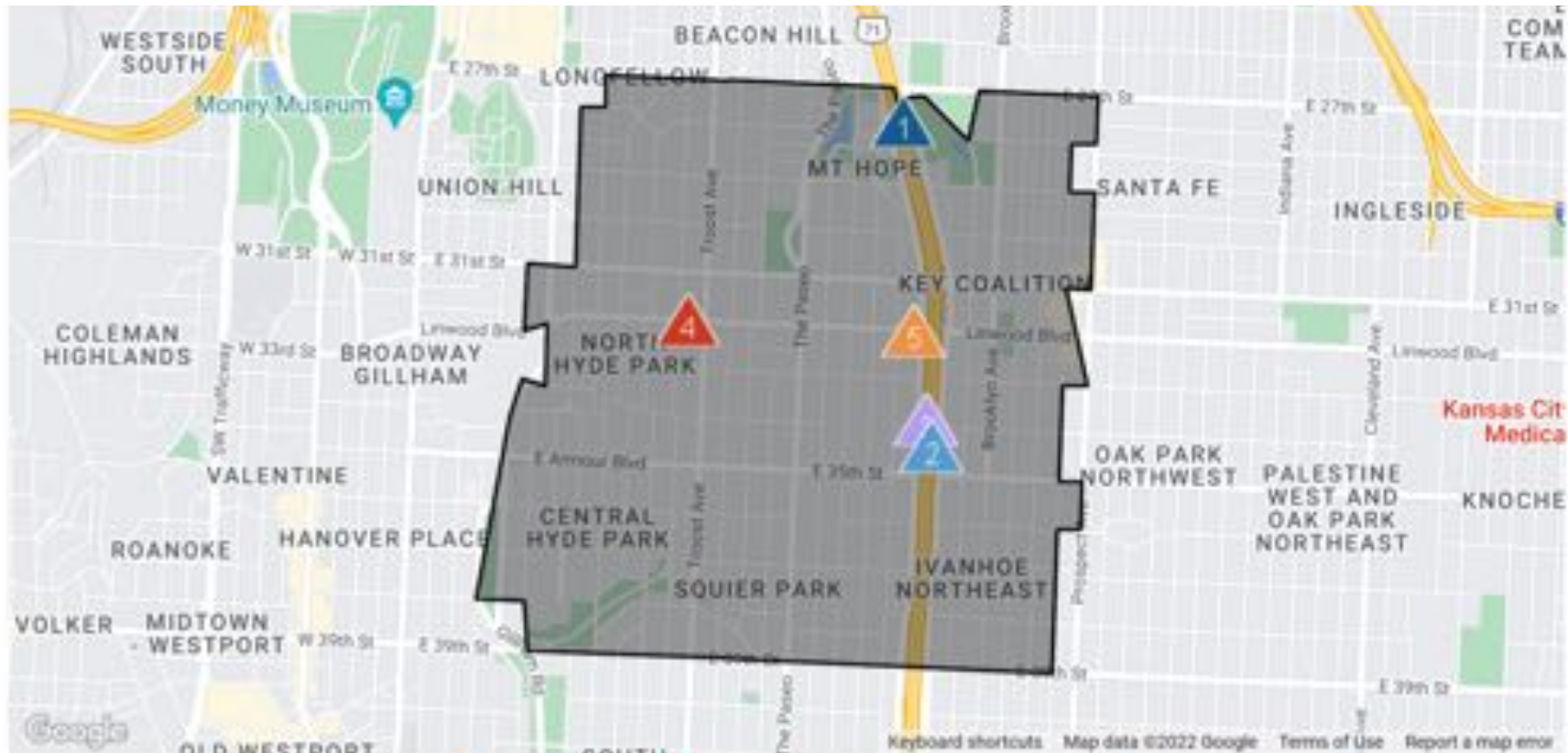
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TRAFFIC COUNT

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Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1
100,425
2022 Est. daily traffic counts

▲ 2
65,207
2022 Est. daily traffic counts

▲ 3
44,244
2022 Est. daily traffic counts

▲ 4
15,115
2022 Est. daily traffic counts

▲ 5
14,930
2022 Est. daily traffic counts

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