

*Investment Sale — \$81 per sf | VALUE-ADD!*

# Fountains Lofts

Garment District - Ground Floor Office Space Condo  
408 W 8th Street, Kansas City, MO 64105



Kelly Fricker  
816.729.2946 cell  
KellyFricker@Remax.net

MO#2016039893  
KS#00239347

**REMAX**  
Realty & Auction House

17000 MO 45  
Parkville, MO 64152  
Office Phone: (816)741-0123

Will Fricker  
816.298.0913 cell  
willfricker@rmxauction.com

MO#413523793



# Fountains Lofts

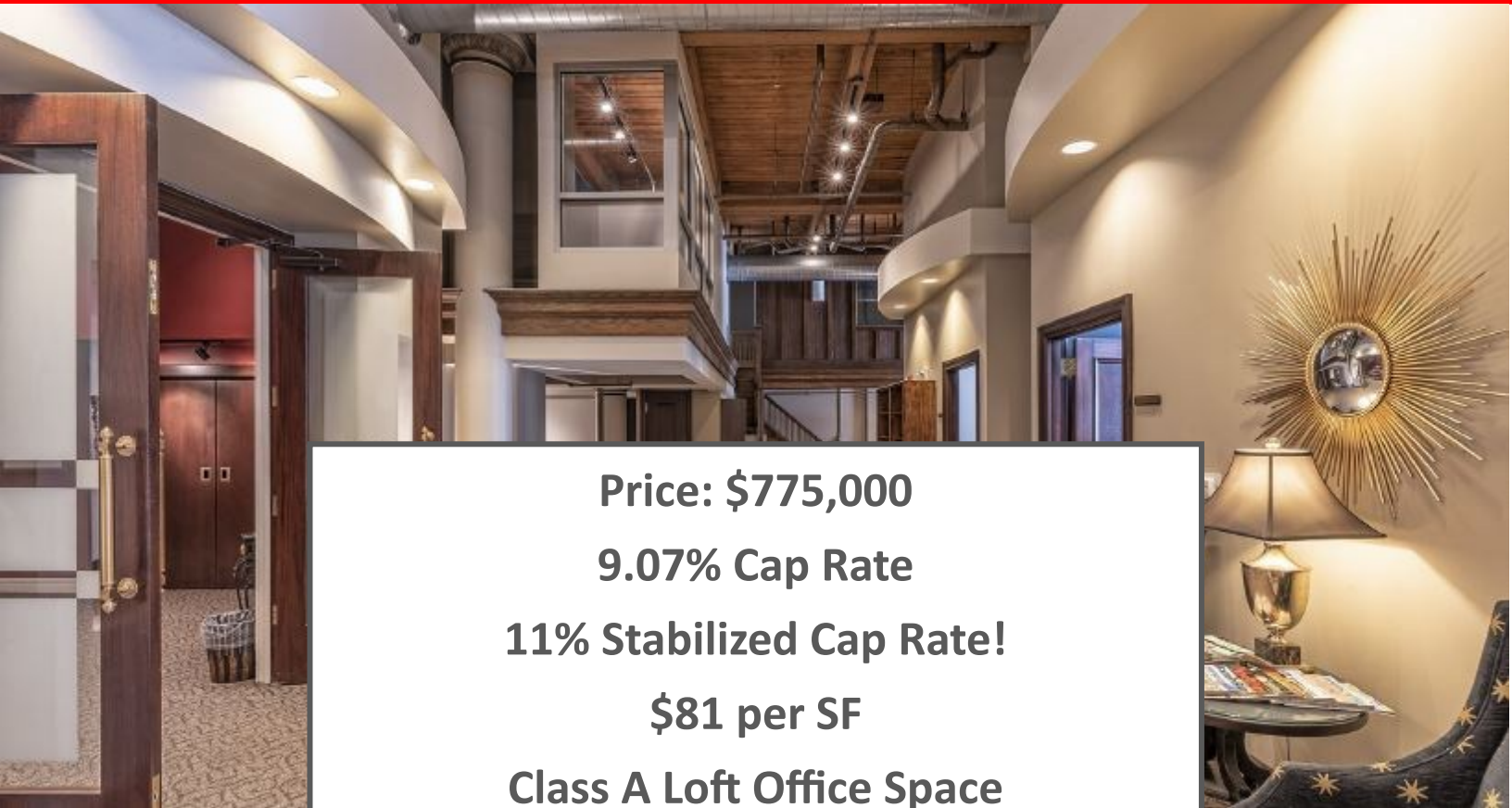
408 W 8th Street, Kansas City, MO 64105

Investment Summary

<b>Will Fricker</b> 816.298.0913 cell 816.741.0123 office willfricker@rmxauction.com	<b>Kelly Fricker</b> 816.729.2946 cell 816.741.0123 office KellyFricker@Remax.net
---	--

**REMAX**  
Realty & Auction House

17000 MO 45  
Parkville, MO 64152  
Office Phone: (816)741-0123



**Price: \$775,000**

**9.07% Cap Rate**

**11% Stabilized Cap Rate!**

**\$81 per SF**

**Class A Loft Office Space**

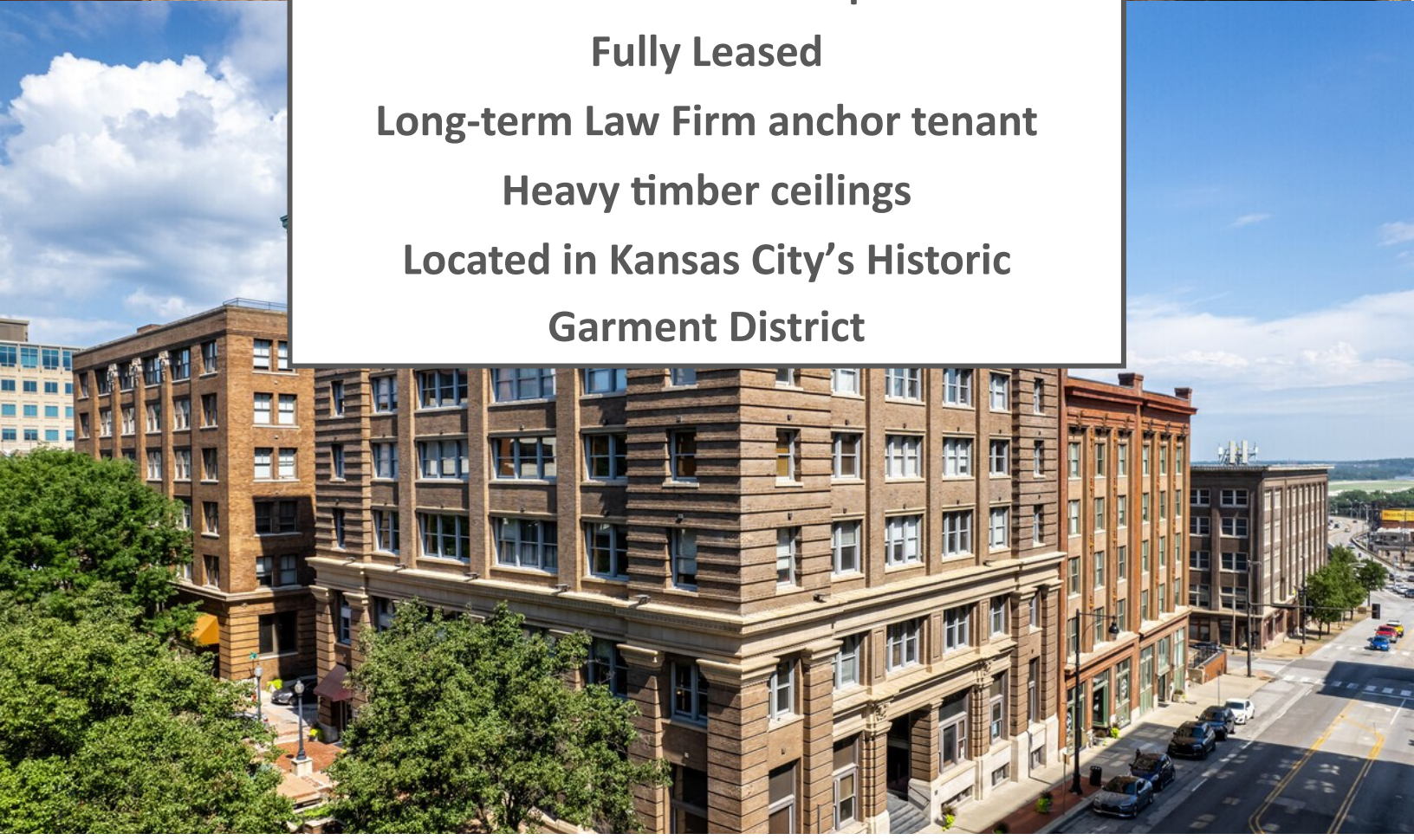
**Fully Leased**

**Long-term Law Firm anchor tenant**

**Heavy timber ceilings**

**Located in Kansas City's Historic**

**Garment District**



# Fountains Lofts

408 W 8th Street, Kansas City, MO 64105

Financials

**Will Fricker**

816.298.0913 cell

816.741.0123 office

[willfricker@rmxauction.com](mailto:willfricker@rmxauction.com)

**Kelly Fricker**

816.729.2946 cell

816.741.0123 office

[KellyFricker@Remax.net](mailto:KellyFricker@Remax.net)

**REMAX**  
Realty & Auction House

17000 MO 45

Parkville, MO 64152

Office Phone: (816)741-0123



# Fountains Lofts

408 W 8th Street, Kansas City, MO 64105

Amenities

Will Fricker

816.298.0913 cell

816.741.0123 office

willfricker@rmxaction.com

Kelly Fricker

816.729.2946 cell

816.741.0123 office

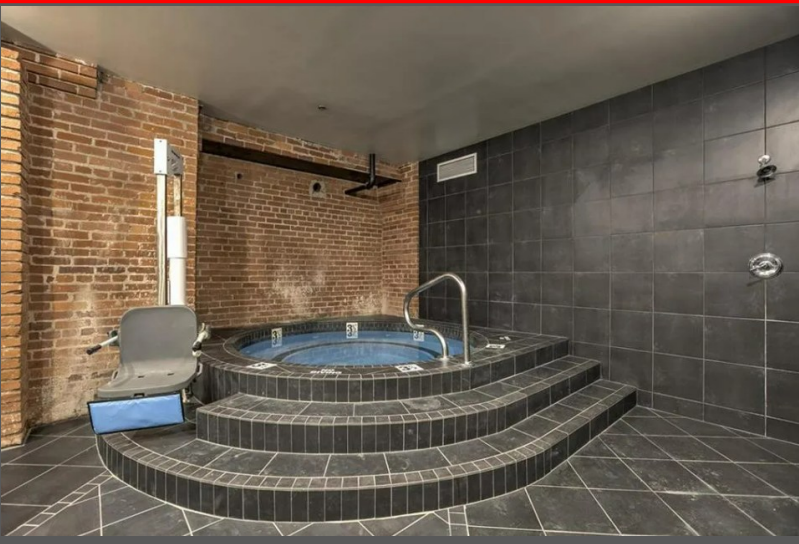
KellyFricker@Remax.net

**REMAX**  
Realty & Auction House

17000 MO 45

Parkville, MO 64152

Office Phone: (816)741-0123



# Fountains Lofts

408 W 8th Street, Kansas City, MO  
64105

<b>Will Fricker</b> 816.298.0913 cell 816.741.0123 office willfricker@rmxauction.com	<b>Kelly Fricker</b> 816.729.2946 cell 816.741.0123 office KellyFricker@Remax.net
---	--

**REMAX**  
Realty & Auction House

17000 MO 45  
Parkville, MO 64152  
Office Phone: (816)741-0123



# Fountains Lofts

408 W 8th Street, Kansas City, MO 64105

Location

**Will Fricker**

816.298.0913 cell

816.741.0123 office

willfricker@rmxauction.com

**Kelly Fricker**

816.729.2946 cell

816.741.0123 office

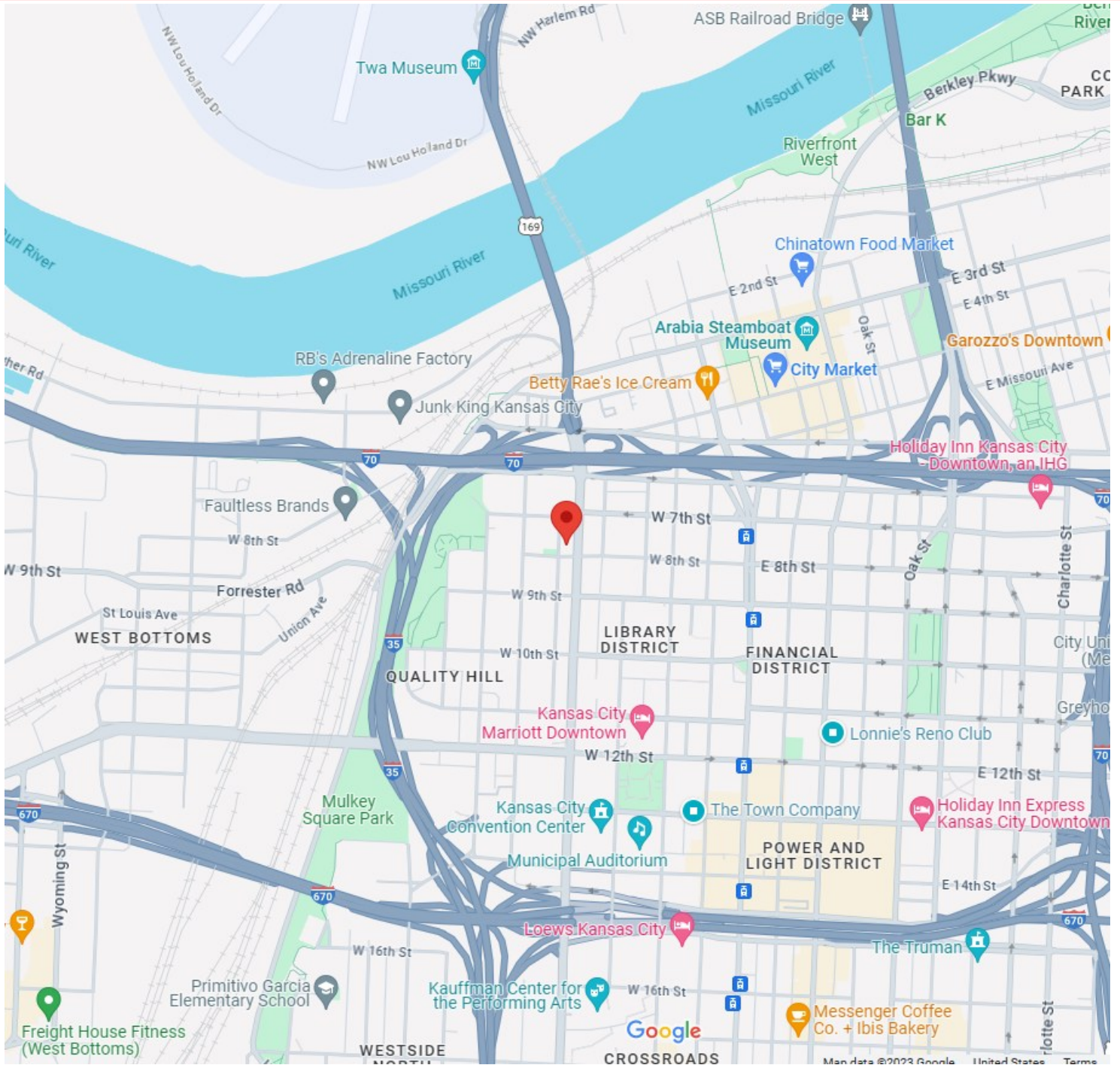
KellyFricker@Remax.net

**REMAX**  
Realty & Auction House

17000 MO 45

Parkville, MO 64152

Office Phone: (816)741-0123



**Kelly Fricker**  
816.729.2946 cell  
KellyFricker@Remax.net

MO#2016039893  
KS#00239347

**REMAX**  
Realty & Auction House

17000 MO 45  
Parkville, MO 64152  
Office Phone: (816)741-0123

**Will Fricker**  
816.298.0913 cell  
willfricker@rmxauction.com

MO#413523793

