

For Sale or Lease

Warehouse + Mezzanine Apartment

1425 Agnes Ave

Kansas City, Missouri · Jackson County

20,000 SF two-level warehouse with a finished 750 SF mezzanine apartment plus fenced & gated parking. Turnkey and ready to occupy.

SALE PRICE

\$1,250,000

LEASE RATE

\$10,000 Per Month NNN

BUILDING

DRIVE-IN & DOCK HIGH DOORS

20,000 SF 3 DI + 1 Dock High

MEZZANINE

750 SF Finished Apartment

SCAN QR CODE TO VIEW ONLINE



Property View Facing East

CONTACT

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ABOUT THE PROPERTY

Property Overview

1425 N Agnes Ave is a 20,000 SF two-level warehouse in the heart of Kansas City — 10,000 SF on the main floor + 10,000 SF on the lower level and a finished 750 SF mezzanine built out as an apartment. The main-floor warehouse offers drive-in access and an air-conditioned rear area. The upper-level apartment includes a full bath, a half bath, and washer/dryer hookups — a true live-work or owner-user setup. Fenced parking lot. The roof was replaced in 2020. Ideal for owner-users, contractors, and investors seeking function plus flexibility.

KEY HIGHLIGHTS

- 20,000 SF Warehouse total — 10,000 SF main floor + 10,000 SF lower level
- 6 bathrooms total across the property
- Middle warehouse: 2,600 SF with (1) drive-in door
- Finished 750 SF mezzanine built out as an apartment w/ full bath, ½ bath, w
- Air-conditioned rear warehouse area
- Fenced and gated 10,000 SF parking lot
- Roof replaced in 2020 with TPO overlay
- All mechanical systems updated in the last 5-7 years
- (4) bay doors including a dock and basement access;
- South warehouse D.I. door is 7'9" x 9'1"; Clear height is 11'7"
- North warehouse dock door is 7'11" x 7'10"; D.I. door is 7'11" x 9'9"; Clear height is 12'9"
- Basement D.I. door is 11'9" x 6'7"; Clear height is 7'7" in rear and 8'2" in front
- For Sale \$1,250,000
- For Lease \$10,000 / Month + NNN

*Street View from Agnes Ave*

THE TOUR



Main-floor warehouse



Finished mezzanine apartment

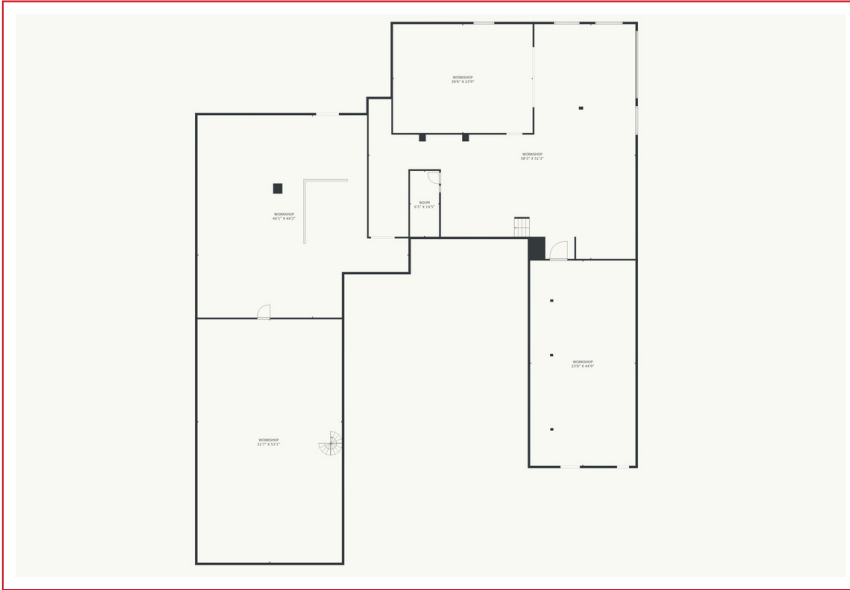


Apartment kitchen

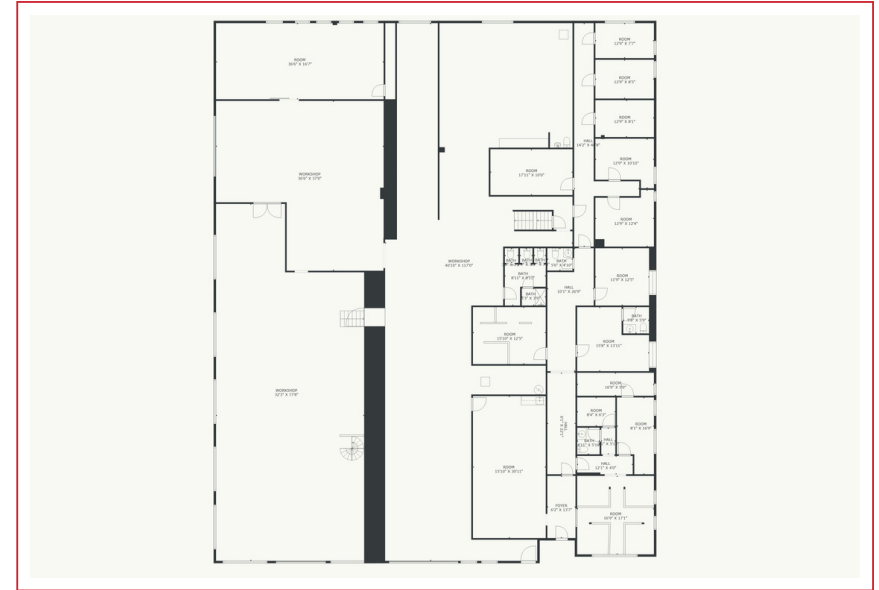


Building office

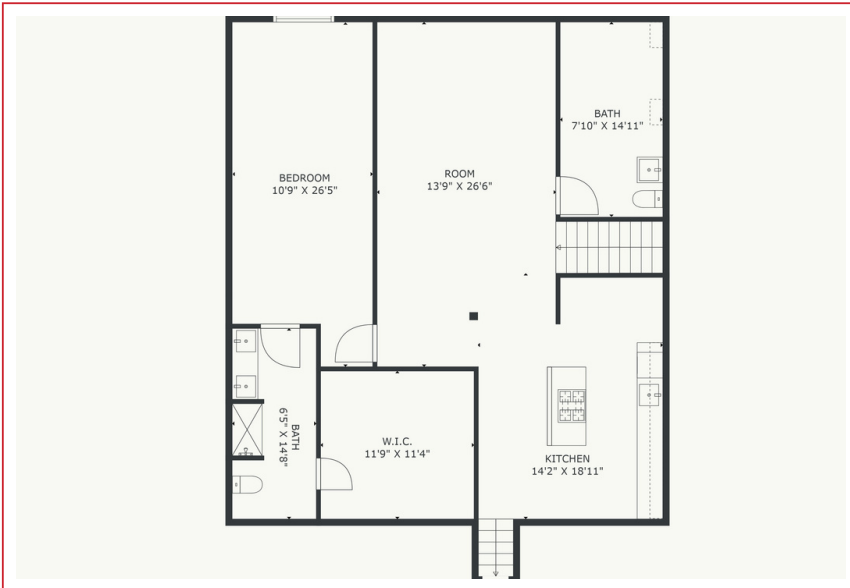
FLOOR PLANS



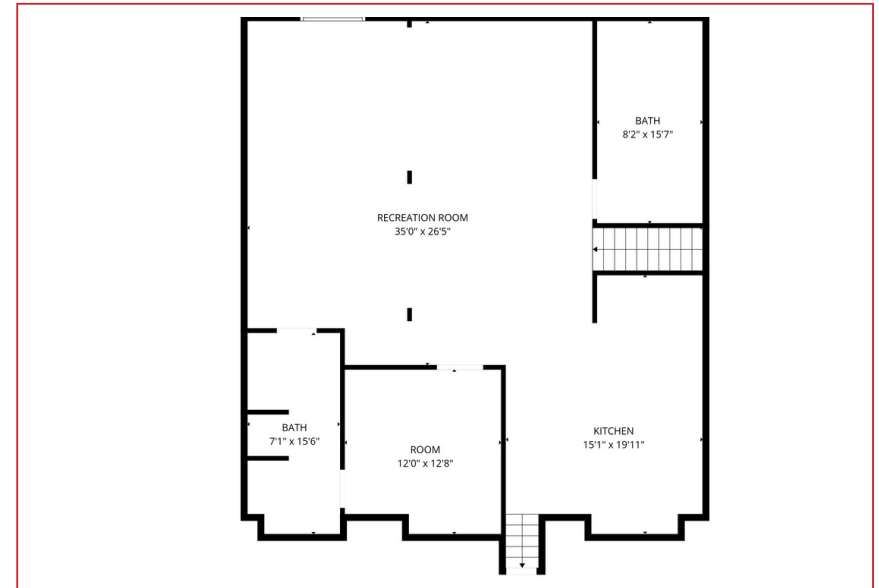
Floor 1



Floor 2



Floor 3



Top Floor Apartment

THE LOCATION

Location & Access

Located in Kansas City's Historic Northeast, minutes from downtown and the East Bottoms industrial district. Quick access to the I-70 corridor connects the site to the full Kansas City metro and the region's interstate network. A dense, established urban trade area surrounds the property, supporting strong owner-user, contractor, and small-distribution demand.

NEIGHBORING USES & ACCESS

Kansas City, MO

Minutes Away

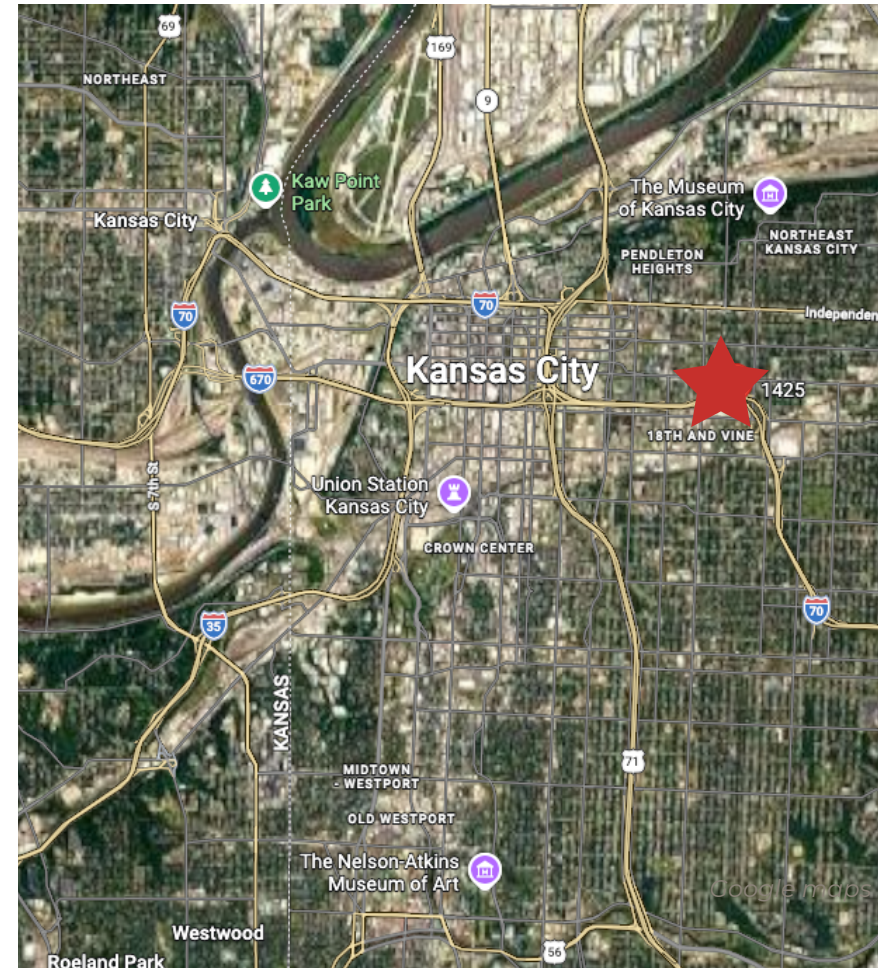
I-70

Interstate Access

I-29, I-435, US-71 Hwy

Minutes Away

Historic NE Downtown



THE AREA

Area Demographics

Population, income, and housing within 1, 3, and 5 miles of the site.

METRIC	1 MILE	3 MILES	5 MILES
Population	16,415	115,809	202,830
Households	6,330	50,118	100,506
Median HH Income	\$36,908	\$49,620	\$52,800
Average Household Income	\$52,068	\$69,464	\$72,311
Median Home Value	\$162,840	\$127,985	\$157,354

Source: CoStar



CONNECT

Contact Our Team

Request the due diligence package, schedule a walk, or discuss terms.

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Nobody will work harder for you.*