



PROPERTY DESCRIPTION

Church on 5.33 acres in airport growth corridor.

PROPERTY HIGHLIGHTS

- Single-story building with open floor plan suitable for worship and community gathering
- Fire Sprinklers (wet)
- Capacity 130
- Security System
- Office/ Full bath/ shower
- 22' Ceilings
- 126 Parking Spaces



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	5.3 Acres
Building Size:	10,274 SF
NOI:	\$0.00
Cap Rate:	0.0%
Year Built:	1997
Zoning:	PI, Planned Industrial District

Cherise Sedlock

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CHURCH/5.3 ACRES AIRPORT GROWTH CORRIDOR

2305 NE Douglas Street, Lee's Summit, MO 64064

SPECIAL PURPOSE PROPERTY
FOR SALE

Sale Price	\$2,000,000
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LOCATION INFORMATION	
Building Name	Church/5.3 Acres Airport Growth Corridor
Street Address	2305 NE Douglas Street
City, State, Zip	Lee's Summit, MO 64064
County	Jackson
Market	Kansas City
Cross-Streets	NE Douglas Street and Lee's Summit Road
Township	47 North
Range	32 West
Section	10
Side of the Street	West
Road Type	Paved
Market Type	Large
Nearest Highway	Interstate 470
Nearest Airport	Kansas City-Lee's Summit Regional Airport

PARKING & TRANSPORTATION	
Parking Price Per Month	\$0.00 /month
Parking Type	Surface
Parking Ratio	12.26
Number of Parking Spaces	126

UTILITIES & AMENITIES	
Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes

PROPERTY INFORMATION	
Property Type	Special Purpose
Property Subtype	School
Zoning	PI, Planned Industrial District
Lot Size	5.3 Acres
Lot Frontage	250 ft
Corner Property	No
Traffic Count	22000
Traffic Count Street	NE Douglas Street
Traffic Count Frontage	20000
Waterfront	No
Power	Yes

BUILDING INFORMATION	
Building Size	10,274 SF
NOI	\$0.00
Cap Rate	0.0
Building Class	B
Tenancy	Single
Ceiling Height	22 ft
Minimum Ceiling Height	10 ft
Number of Floors	1
Average Floor Size	10,274 SF
Year Built	1997
Year Last Renovated	2014
Gross Leasable Area	10,274 SF
Construction Status	Existing
Condition	Average
Free Standing	Yes
Walls	Paint and Drywall
Ceilings	10'-22'
Floor Coverings	Carpet, vinyl tile, ceramic tile
Foundation	Poured concrete slab
Exterior Walls	EIFS and metal panels

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