

41 PENN COMMERCIAL CONDOS

SOUTH WESTPORT MIXED-USE

FOR SALE

NNN-LEASED MULTI-TENANT INVESTMENT

4141 Pennsylvania Avenue | Kansas City, MO 64111

Listing Broker: Chris Rainbolt

Call for Pricing

816.299.8335 | chris@insigniaventure.com

INVESTMENT HIGHLIGHTS

PRICING

Call for Details

PROFORMA NOI

\$252,718

OCCUPANCY

100%

Historical (currently leasing office)

BUILDING SIZE

9,149 SF

PROPERTY HIGHLIGHTS

- Trophy Class A asset in Historic Westport
- 100% historical occupancy
- Triple-net leased
- Strong rent upside
- Excellent bonus depreciation

TENANT MIX

Taco Naco

3,104 SF | 33.9%

Frost Frozen Bar

3,648 SF | 39.9%

Class A Office | Leasing

2,397 SF | 26.2%

2026 PROFORMA INCOME & EXPENSES

INCOME

Base Rental Income	\$274,766
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NNN Expense Reimbursements	\$128,932
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Total Gross Income	\$403,698
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EXPENSES

Operating Expenses	\$150,980
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NET OPERATING INCOME	\$252,718
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PROPERTY DETAILS

INVESTMENT OVERVIEW

Trophy Class A commercial condos in historic Westport entertainment district with 100% historical occupancy and stable triple-net lease structures.

Five ground-level units totaling 9,149 SF at Kansas City's premier dining and entertainment corridor.

OCCUPANCY

- **Historical:** 100% (currently leasing office)
- **Structure:** Triple-Net (NNN)
- **Terms:** Multi-year with renewals

TAX ADVANTAGES

Excellent Bonus Depreciation

Condo structure provides superior cost segregation benefits with 100% allocation to improvements.

VALUE-ADD

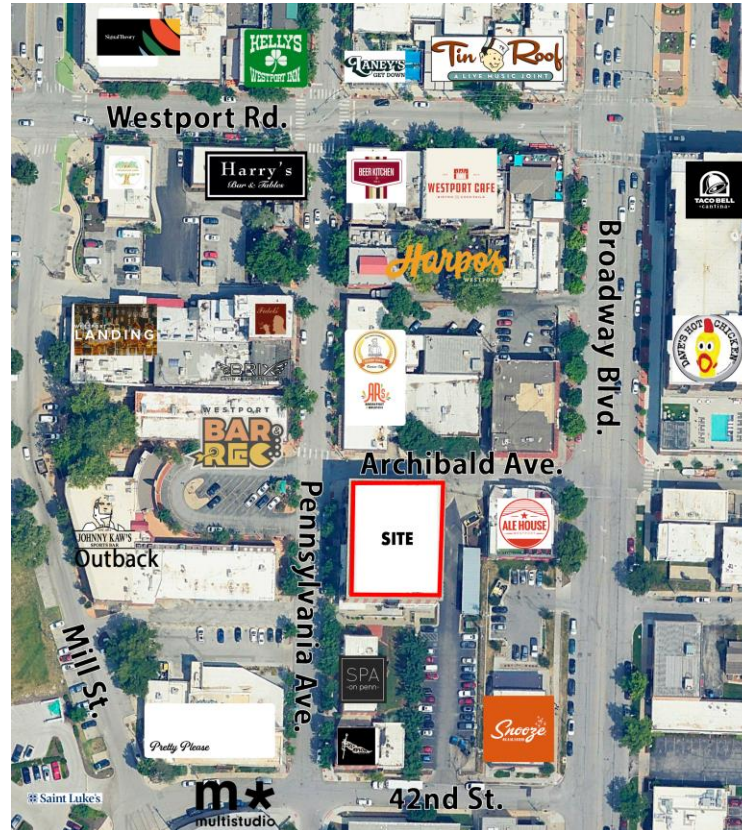
- Strong market rent growth
- Rare Class A professional office space availability in the heart of Westport
- Limited Class A inventory

AVG BASE RENT

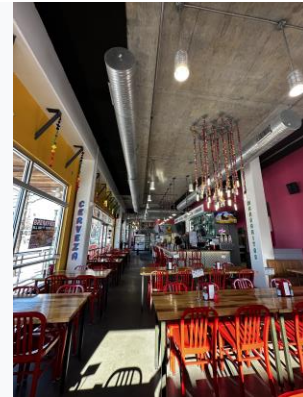
\$30.03/SF

LOCATION

Historic Westport District | Kansas City, MO



PROPERTY PHOTOS



Chris Rainbolt

Principal | Broker

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