



## PROPERTY DESCRIPTION

Religious facility with two contiguous parcels with mixed zoning suitable for religious or mixed-use development. All utilities available including water, sewer, electric and natural gas.

## PROPERTY HIGHLIGHTS

- Worship building: 11,852 SF built in 1981; Parsonage: 3,878 SF built in 1974.
- Sanctuary capacity 150+
- 12 Classrooms
- Fellowship hall with warming kitchen
- Main level and lower level ADA restrooms.



## OFFERING SUMMARY

Sale Price:	\$1,000,000
Number of Units:	2
Lot Size:	9.362 Acres
Building Size:	15,730 SF
NOI:	\$0.00
Cap Rate:	0.0%
Year Built:	1974
Zoning:	R-2; R-1; C-1

## Cherise Sedlock

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# CHURCH/PARSONAGE/DEVELOPMENT LAND

5045-5121 Parallel Parkway, Kansas City, KS 66104

SPECIAL PURPOSE PROPERTY  
FOR SALE

Sale Price	\$1,000,000
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## LOCATION INFORMATION

Building Name	Church/Parsonage/Development Land
Street Address	5045-5121 Parallel Parkway
City, State, Zip	Kansas City, KS 66104
County	Wyandotte
Market	Kansas City
Cross-Streets	Parallel Parkway and N 51st Street
Township	T11S
Range	R24E
Section	Section 14
Side of the Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	635
Nearest Airport	KCAI

## PARKING & TRANSPORTATION

Number of Parking Spaces	101
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## UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	2
Landscaping	Lawn, decorative plantings and trees
Gas / Propane	Yes

## PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	School
Zoning	R-2; R-1; C-1
Lot Size	9.362 Acres
Traffic Count	17056
Traffic Count Street	N 59th St & Parallel Pkwy
Traffic Count Frontage	27000
Waterfront	No
Power	Yes

## BUILDING INFORMATION

Building Size	15,730 SF
NOI	\$0.00
Cap Rate	0.0
Building Class	B
Tenancy	Single
Ceiling Height	21 ft
Minimum Ceiling Height	10 ft
Number of Floors	2
Average Floor Size	3,531 SF
Year Built	1974
Year Last Renovated	2022
Gross Leasable Area	15,730 SF
Construction Status	Existing
Condition	Average
Number of Buildings	2
Walls	Brick
Ceilings	Acoustic tile and painted drywall. The sanctuary has glulam beams.
Floor Coverings	Combination of carpet squares, ceramic tile, vinyl tile, carpet and faux hardwood floors in the worship building.
Foundation	Poured concrete footings
Exterior Walls	Bricks
Mezzanine	N/A

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