

CHURCH / SCHOOL CAMPUS

3650 N 67th Street, Kansas City, KS 66104

SPECIAL PURPOSE PROPERTY
FOR SALE



PROPERTY DESCRIPTION

Two building, three-story church/school campus on a nearly 7-acre lot. Currently configured for religious use with large assembly space, multi-level layout, and ancillary rooms suitable for offices or classrooms. Substantial surface area for parking and potential expansion.

Located minutes from I-70 with convenient access to the broader KC metro. Nearby amenities include Wyandotte County Lake Park (1,500 acres, 400-acre lake), Legends Outlets, Children's Mercy Park, and Kansas Speedway. Hen House grocery approximately 2 miles south.

PROPERTY HIGHLIGHTS

- Full Renovation 2013
- Sanctuary Equipped w/ Tech Room & Tiered Seating
- Adjacent Coffee Shop
- Classrooms, Meeting Rooms, & Offices
- Brick, Stone & Wood Construction
- Hardwood Flooring
- Peaceful Retreat Style Setting Minutes From The "Missouri River Bluff"

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	6.88 Acres
Building Size:	25,068 SF
NOI:	\$0.00
Cap Rate:	0.0%
Year Built:	1930
Zoning:	R-1, Single-family District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,005	12,102	30,520
Total Population	2,794	33,638	86,273
Average HH Income	\$81,438	\$73,858	\$92,661

Cherise Sedlock

Senior Vice President | 816.560.4450
cherise@selectsitesllc.com

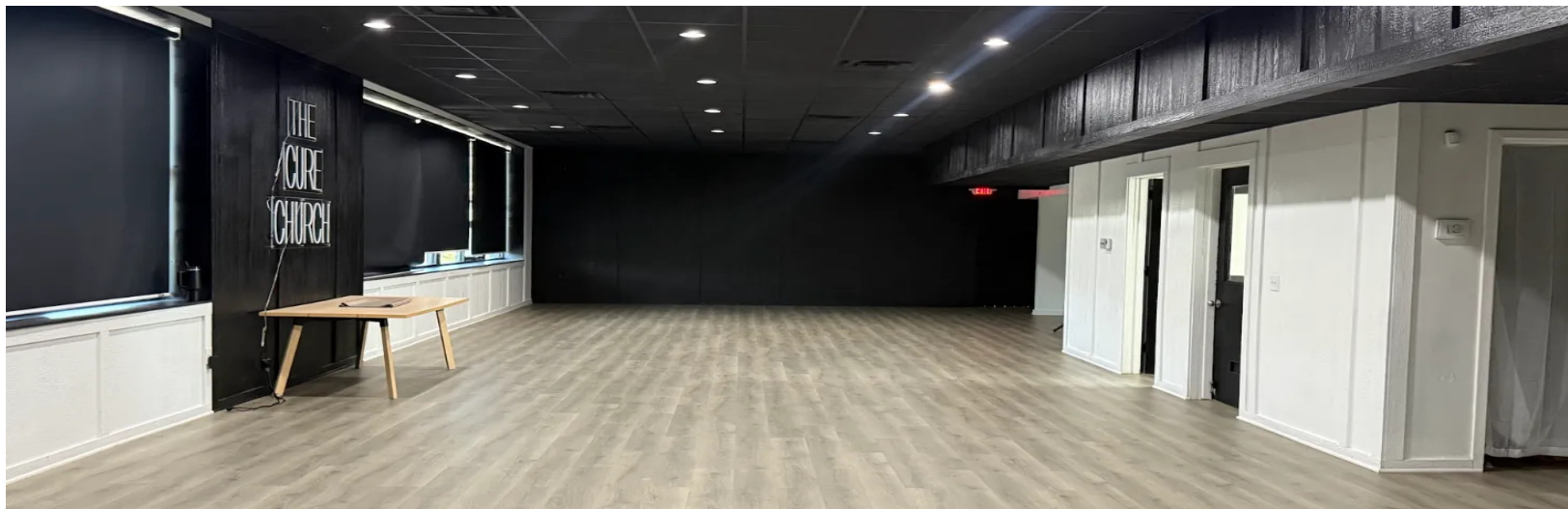


The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

ADDITIONAL PHOTOS

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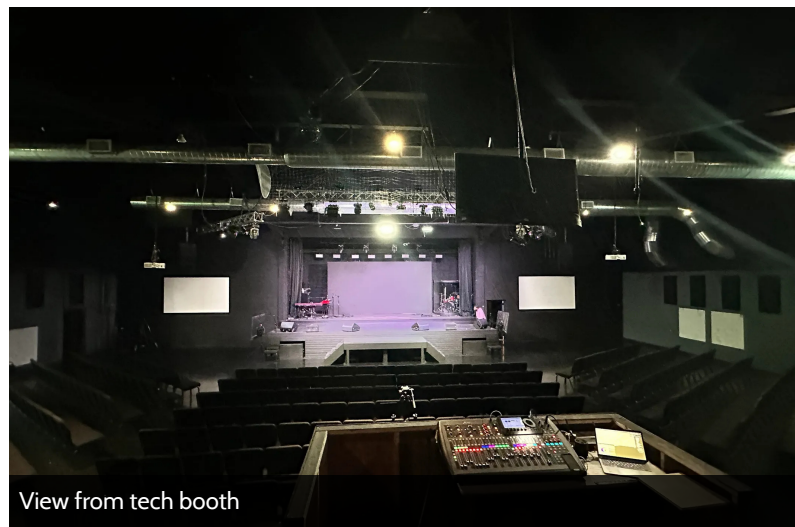
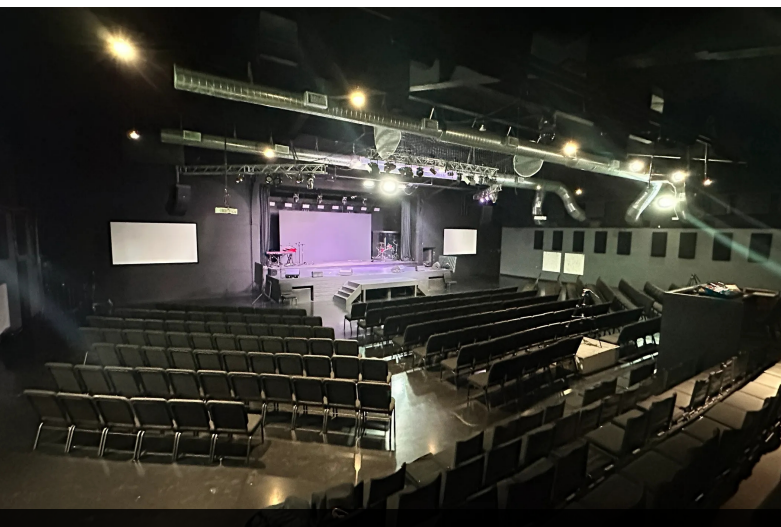
SANCTUARY/ASSEMBLY SPACE

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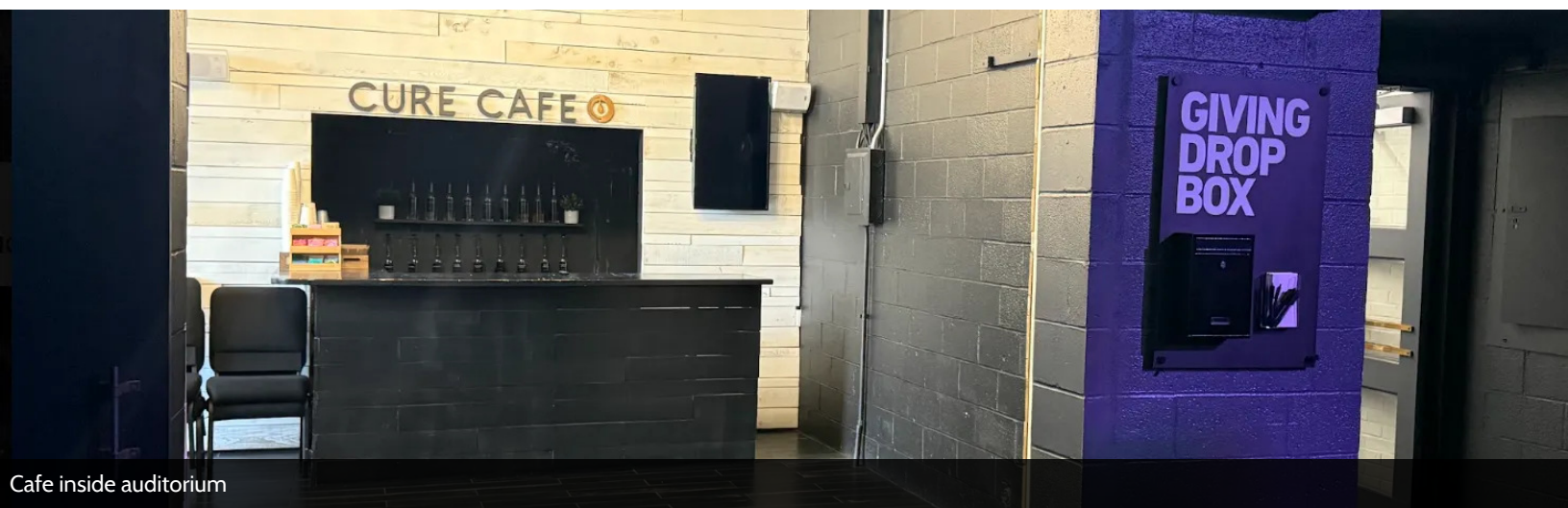
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Stairs to auditorium



View from tech booth



Cafe inside auditorium

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LOCATION INFORMATION	
Building Name	Church / School Campus
Street Address	3650 N 67th Street
City, State, Zip	Kansas City, KS 66104
County	Wyandotte
Township	10 South
Range	24 East
Section	28
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	635
Nearest Airport	Charles B. Wheeler Downtown Airport (MKC- 15 miles) Kansas City International Airport (MCI 20 miles)

PROPERTY INFORMATION	
Property Type	Special Purpose
Property Subtype	School
Zoning	R-1, Single-family District
Lot Size	6.88 Acres
Lot Frontage	200 ft
Traffic Count	8000
Traffic Count Street	This corridor is residential, lower traffic counts

PARKING & TRANSPORTATION	
Parking Type	Surface
Parking Ratio	5.3
Number of Parking Spaces	133

BUILDING INFORMATION	
Building Size	25,068 SF
NOI	\$0.00
Cap Rate	0.0
Building Class	C
Occupancy %	1.0%
Tenancy	Single
Ceiling Height	20 ft
Minimum Ceiling Height	12 ft
Number of Floors	2
Average Floor Size	13,016 SF
Year Built	1930
Year Last Renovated	2013
Condition	Average
Roof	Pitched and Flat
Free Standing	Yes
Number of Buildings	2
Walls	Painted drywall or plaster, paneling, CMU, brick
Ceilings	Painted drywall, concrete, exposed structure, suspended acoustical tile
Floor Coverings	Ceramic tile, carpet, vinyl tile, plush vinyl plank, hardwood, rubberized flooring and concrete, carpet and concrete
Foundation	Poured concrete and stone
Exterior Walls	Brick, stone and wood siding and Masonry

UTILITIES & AMENITIES	
Number of Elevators	0
Central HVAC	Yes
HVAC	Central and Zoned HVAC
Landscaping	Lawn, decorative plantings and trees

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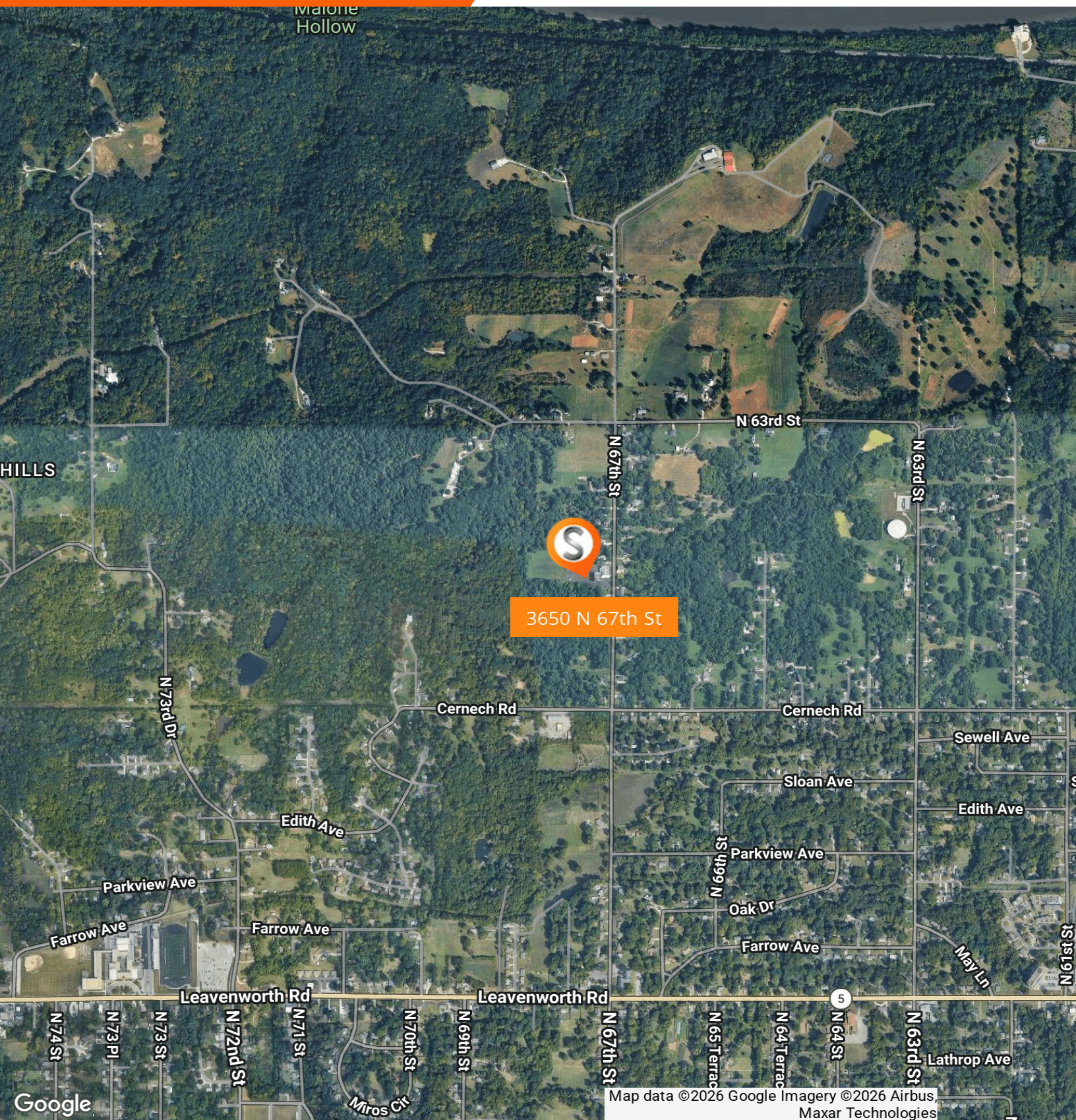


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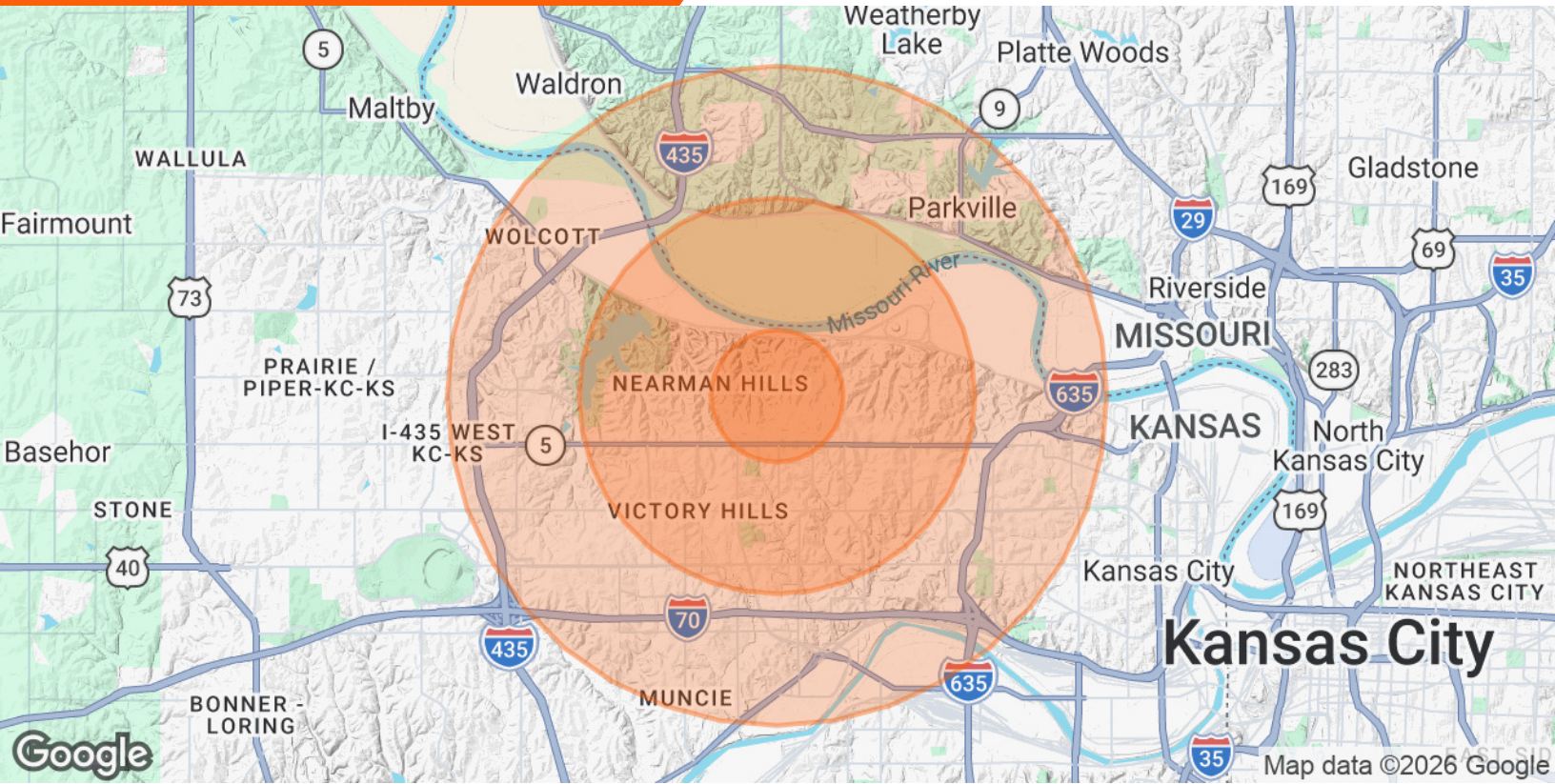


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,794	33,638	86,273
Average Age	39.1	35.0	35.8
Average Age (Male)	34.5	32.7	34.1
Average Age (Female)	40.4	36.9	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,005	12,102	30,520
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$81,438	\$73,858	\$92,661
Average House Value	\$162,728	\$183,900	\$222,526

2023 American Community Survey (ACS)

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