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Renovated Office/Warehouse

FOR SALE | 6655 Troost Avenue, Kansas City | MO

This property is located at 66th and Troost Ave, a short mile to Brookside and two miles from the Country Club Plaza. This property is a great, centrally located industrial building that has recently been updated in 2005 and 2011 with 47,500 SF. Located on 2.68 AC of land, there is ample parking or space for expansion.

Sale Price:

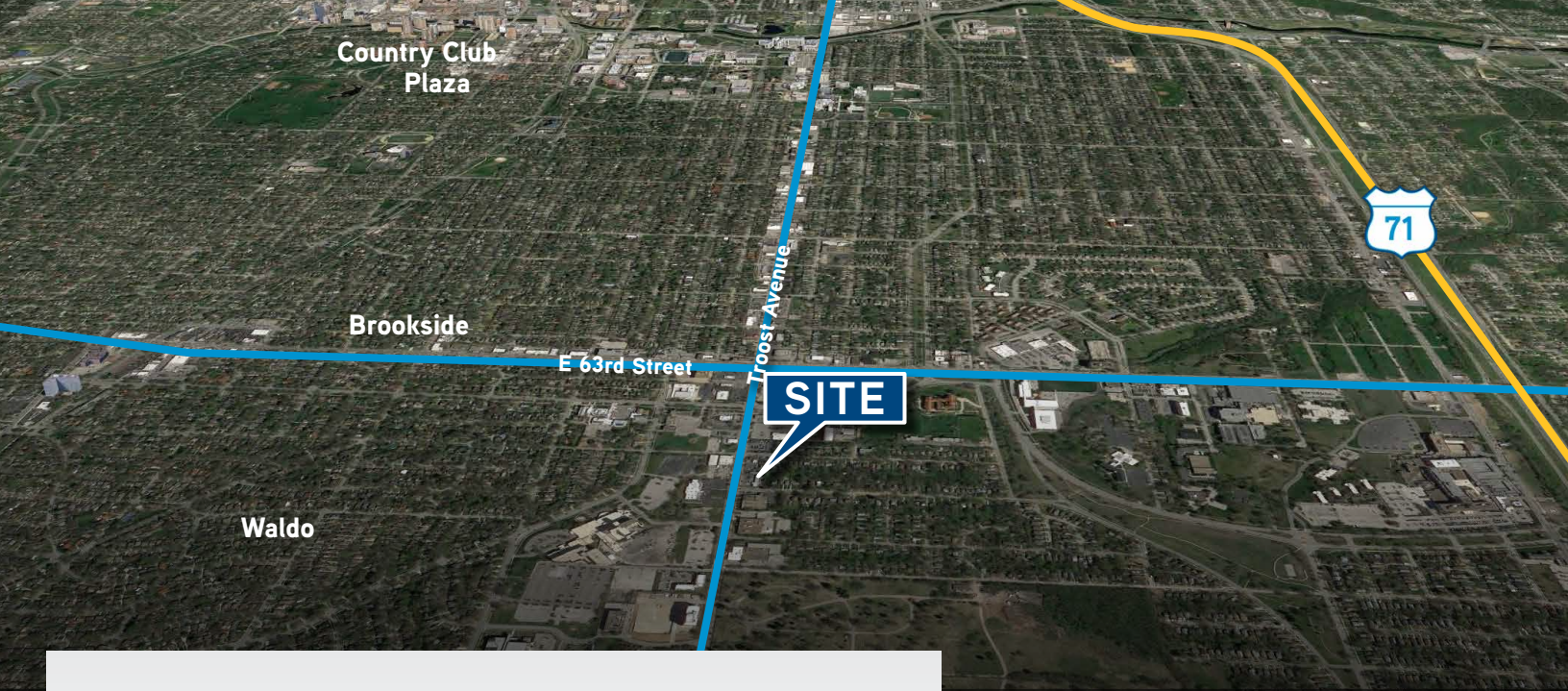
\$3,000,000

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Specifications

Site Area	2.68 acres
Building Size	47,500 square feet
Office Size	10,358 square feet
Construction Type	masonry / steel
Loading	3 dock-high doors
Clear Height	12' – 18'
Column Spacing	40' X 40'
Electrical Service	3-phase 240V 400 amps
Sprinkler	wet
Zoning	B4-2, heavy business / commercial
Sale Price	\$3,000,000
Taxes	\$35,628 (2017)

Area Demographics (3-mi radius)



Current Population
(2018)
96,708



Projected Population
(2023)
102,535



Average Household Income (2018)
\$103,314



Projected Household Income (2023)
\$120,196



Unemployment Rate
2.3%

Contact us:

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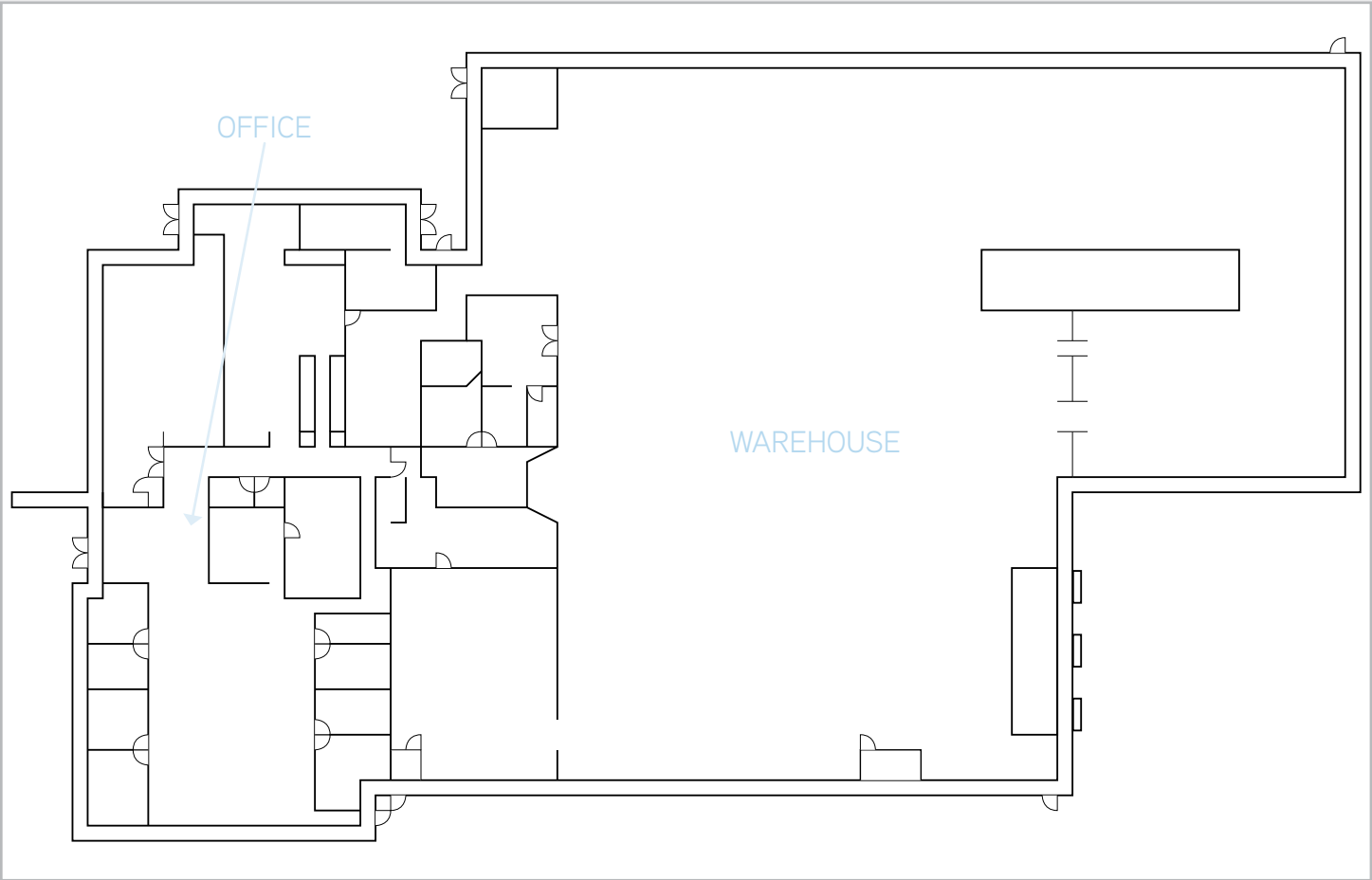
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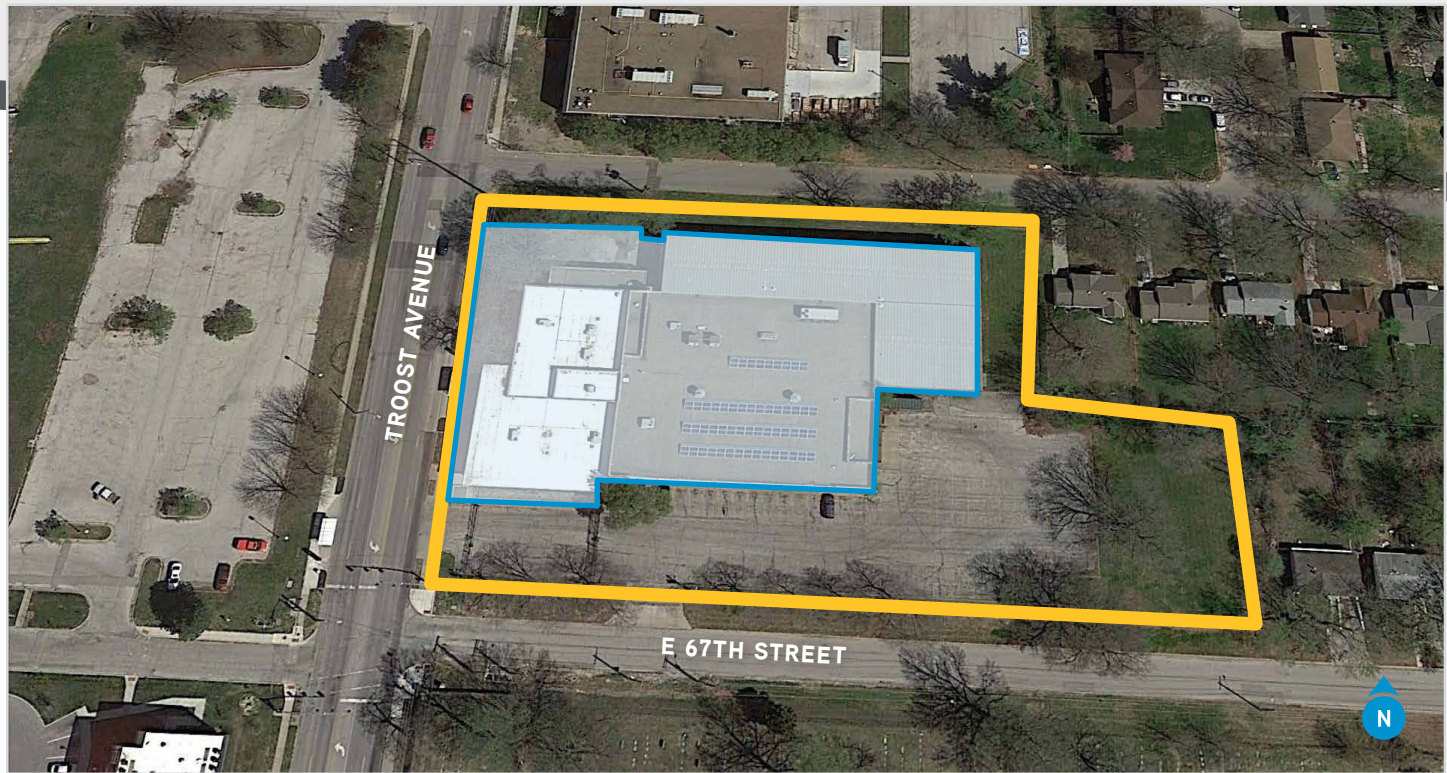
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FLOOR PLAN



AERIAL ZOOM



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