

## MIXED-USE OFFICE BUILDING FOR LEASE OR SALE

527 W 39<sup>th</sup> Street, Kansas City, Missouri 64111



**PRICED TO SELL**



- 14,480± sf, 2-stories plus partially finished basement w/ garage for lease at \$12.00 per sf/yr/mg or sale at \$575,000
- Built in 1961; property includes top floor residential unit, roof top deck w/spectacular views, newer windows above grade, some updated fixtures, updated electrical, newer HVAC, etc.
- 19,797± sf land area; includes parking lot with 38-spaces
- Zoned B3-2
- Located in the Old Westport neighborhood on the SE corner of 39<sup>th</sup> & Pennsylvania in high area of revitalization in well established urban area
- Excellent signage & frontage
- Good interstate & main thoroughfare access

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