

Commercial Example

For Sale at \$2,065,000 (\$71.70/SF)

1525 N Commerce Ave
Kansas City, MO 64120 - Executive Park Ind Submarket
28,800 SF Class B Industrial Warehouse Building Built in 1995
No Spaces Available

FOR LEASE

For Sale

Price	\$2,065,000	Op Market	30 Days
Price/SF	\$71.70	Last Updated	May 14, 2018
Sale Type	Owner/User		
Status	Active		

Building

Type	2 Star Industrial Warehouse		
RBA	28,800 SF	Year Built	1995
Stories	1	Tenancy	Single
Typical Floor Class	28,800 SF B	Owner Occup	No
Docks	2 ext	Ceiling Ht	19'
Drive Ins	1 tot./12'w x 12'h	Columns	30'w x 60'd
Cross Docks	None	Sprinklers	Wet
Levelators	2 ext	Rail Spots	None
Construction	Reinforced Con...	Cranes	None
Building Ht	22'		
Truck Walls	None		

CoStar Est. Rent \$5.65/SF (Industrial)

Power	400a/120-208v 3p
Parking	60 free Surface Spaces are available; Ratio of 2.08/1,000 SF
Taxes	\$1.13/SF (2017)

Walk Score® Car-Dependent (18)
Transit Score® Some Transit (27)

Land

Land Acres	2.08 AC
Bldg. FAR	2.08
Parcel	18-106-01-20-00-000

Assessment

2017 Assessment		
Improvements	\$1,222,896	\$3.43/SF
Land	\$74,890	\$0.26/SF
Total Value	\$1,297,786	\$3.69/SF

Photo's (Area)

Sale Notes

Total Building Size: +/- 28,800 SF
 - Office / Showroom: 1,000 SF
 - Warehouse: 27,800 SF
 Ceiling Height: 16' - 19' clear
 Loading:
 - Drive-In: One 12' x 12' door
 - Dock-High: Two 8' x 10' doors
 Construction: Concrete tilt
 Column Spacing: 30' x 60'
 Sprinkler: Wet system
 Acreage: 2.08 acres
 Power: 400 amps | 120/208V | 3 phase
 Roof: Standing seam metal
 Year Built: 1995 - expanded in 2004
 Additional acreage for parking lot or building expansion
 Taxes: \$32,680.51 (2017)

Just Sale Notes or Lease Notes then I Fill in the area with Facts

Documents

1525 N Commerce Ave Marketing Package

ability to put a Brochure in as shown.

Sale Contacts



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 Vice President, Industrial Division
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Income & Expenses

Expenses	2017	Per SF
Operating Expenses	-	-
Taxes	32,681	1.13

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	0.0%	0.0%
Submarket 1-3 Star	3.9%	1.1%
Market Overall	5.5%	0.5%
Same Store Asking Rent Per SF		
Submarket 1-3 Star	\$5.33	2.6%
Market Overall	\$5.25	2.1%
Submarket Leasing Activity		
12 Mo. Leased SF	538,150	49.7%
Months on Market	9.4	3.7 mo
Submarket Sales Activity		
12 Mo. Sales Volume (Mill.)	\$2.5	\$8.1
12 Mo. Price Per SF	\$41	\$38

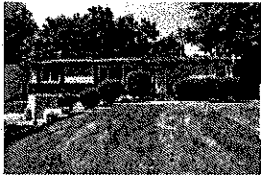
3860 NE Indianola Drive Kansas City, Missouri 64116

L Price: \$160,000

MLS#: 2108693 Status: Active County: Clay

Area: 102 - N Vivion, S 31st St, E Antioch Rd, W Clay Co, Mo

Lease Rate



Sub: Indianola Bed: 3 Full Bath: 1 Type: Single CDOM: 1 Above Grade Fin: Source: Half Bth: 1 DOM: 1 Below Grade Fin: Source: Total SF: Lsz: Yr Blt: Age: 51-75 Years Ggl: Lot 23 & E 34' Lot 24 Gar: Y Brk ID: KW03 FP: Y RP: N CA: Y Bsmnt: Y Agt ID: dbeyer Acr: Agt Email: dani.beyer@gmail.com

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General Information

Plan: Raised Ranch Style: Traditional Construct: Frame, Vinyl Siding Roof: Composition Garage: 1/Basement, Front Entry Bsmnt: Concrete, Crawl Space, Partial Dining: Formal Dining Lake: Dining Room Lot Desc: City Lot Utility: In The Basement, In The Garage Elem: Briarcliff Middle: Northgate Senlor: North Kansas City District: North Kansas City Fireplace: 2/Living Room, Master Bedroom, Wood Burning Oth Rms: Sun Room

Listing Office Information

Show: Call Co-op, iBox Poss: L Type: ER Exp Dt: 05/30/2018 LO: Keller Williams KC North Ofc Ph: 816-452-4200 Ofc Fax: 816-326-3600 LA: Dani Beyer Agt Ph: 816-716-5172 Agt Ph: 913.451.7469 SA: SAC: BAC: TBC: CBO: Gross Sale Price

Remarks & Directions

Charming raised ranch in North Kansas City School District! Kitchen features large pantry! Spacious living room with hardwood floors and fireplace! Master bedroom with hardwood floors, fireplace and 2 closets! Hardwood floors in bedrooms! Screened-in porch! NEW roof! Google Fiber! Easy access to highways and shopping amenities! Dir: N Oak to Indianola Dr (approx 38th St), W to house on left.

Room Information

Table with columns: Rm, Size, L, Features. Rows: KIT 11X9 1, DIN 11X9 1 Carpet, BR2 11X12 1 Hardwood, SUN 12X20 1 Vinyl, LIV 11X20 1 Fireplace, Hardwood, MBR 12X15 1 Ceiling Fan, Fireplace, Hardwood, BR3 11X12 1 Hardwood.

Additional Information

Flood Pln: No Exclude: Walls R: Ownership: Private REO: N Ceiling R: Other R: Phone: C,I Owners: City Limits: Yes Streets: Pub Maint Heating: Forced Air Gas Cooling: Central Electric Water: City/Public Sewer: City/Public Warranty: Interior: Pantry, Partial Carpeting, Sump Pump, Wood Floor Exterior: Fence- Partial, Patio, Storm Doors, Storage Shed, Thermal Windows Equip: Ceiling Fan(s), Gar Door Opener(s), Rng/Oven- Electric, Refrigerator, Security System, Smoke Detector

Financial Information

Will Sell: Cash, Conventional, FHA, VA HOA: \$0 Deposit: McCaffree-Short Tax: \$2,023 Spc Tax: \$0 Ttl Tax: \$2,023 Tax Com:

Status Change Information

Prev OLP: Orig LP: \$160,000 Mod Dt: 05/31/2018 Entry Dt: 05/24/2018

Status is 'Active' County is 'Clay' Price Range is 159000 to 169000 Ordered by Status, Price Found 36 results in 0.14 seconds.