

Chief Properties

Todd Marcus — (888) 378-5235

Office Property For Sale

## Associated Parts Store & Residential Apartments

3269 Gillham Road, Kansas City, MO 64109



Price:	<b>\$85,000</b>
Building Size:	7,238 SF
Price/SF:	\$11.74
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
No. Stories:	2
Building Class:	C
Year Built:	1912
Lot Size:	0.20 AC

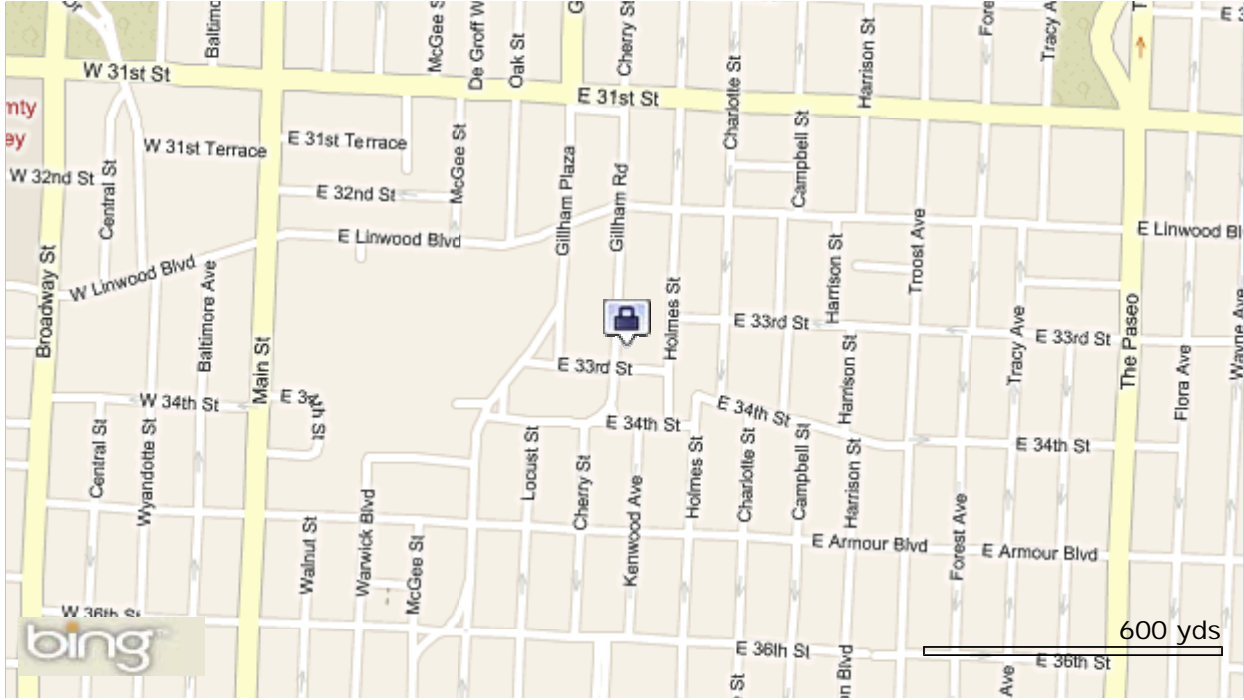
Last Verified 7/1/2010  
Listing ID 16744192

### Description

Family owned business of 25+ years sold and vacant building needs the right investor/owner to bring up to date. Take advantage of different city tax and development incentives to restore functionality. 3 2-bedroom apartments on 2nd floor with private entrances from street. Potentially 3 retail/office spaces on ground level. Oversized garage can be used for storage, additional parking or rental income. Separately metered for utilities. Needs work.

Within 1000' from Costco & Home Depot. Quiet Street in North Hyde Park. Close to major bus line. Across the street from high end office spaces and some mixed use buildings. Great corridor for office space or unique owner-occupied opportunity.

**Map** of 3269 Gillham Road, Kansas City, MO 64109 (Jackson County)



**Additional Photos**



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