

Land For Sale

3237-41 Troost Avenue, Kansas City, Missouri 64109



- 6,238± SF (0.14± AC) land area w/43' of Troost Ave frontage. Additional 8,994± SF (0.21± AC) parcel available at 3249 Troost Ave
- Located on Troost Max bus rapid transit line within proximity to downtown, Hospital Hill, UMKC, restaurant & shopping districts
- Located within Enterprise, Empowerment & Opportunity zones <http://kcopportunityzone.com>, tax incentive and Heart of the City TIF Commercial Façade Improvement Program areas <https://edckc.com/facade/>
- Kansas City Catalytic Urban Redevelopment (KC-CUR) initiative area <https://www.lisc.org/kansas-city/what-we-do/economic-development/kc-cur/>
- Within the Midtown Plaza Area Plan, proposed Mixed-Use Community
- Neighborhoods on both sides of Troost have been working diligently to improve the quality of infill development & focus on an eclectic blend of artists, pop-up retail, and strategic renovations to continue to enhance the character of Troost.

Primary Use

Mixed-Use Commercial Development

Location

Midtown Opportunity Zone

MLS

2130059

Sale Price

\$66,000 (\$10.58/SF)
\$110,000 as portfolio w/3249 Troost Ave

Zoning District

B4-5, Heavy Business Commercial

Demographics	1 MILE	3 MILE	5 MILE
2021 Estimated Population	17,954	125,196	245,428
Average Household Income	\$59,866	\$64,436	\$68,250

FOR MORE INFORMATION

Susan Scott | 816.668.7276 | susan@scottcrs.com

A **BETTER WAY** in
Commercial Real Estate

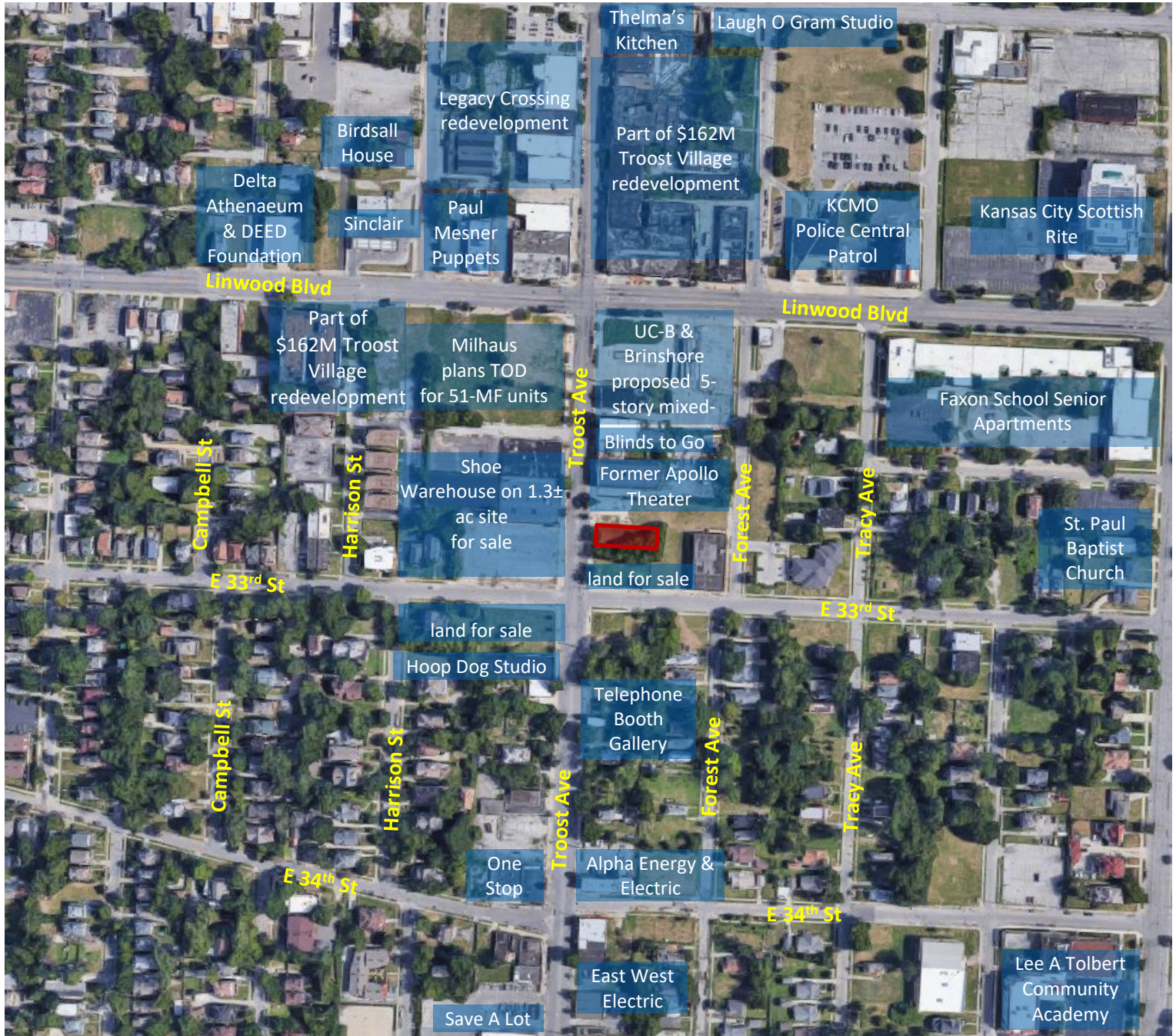
www.scottcrs.com

RE/MAX State Line Commercial Real Estate 11251 Nall Avenue, Leawood, KS 66211 913.649.3100 *Each Office Independently Owned and Operated*

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 Property may be withdrawn from the market or transacted.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.

Aerial Flyer

3237-41 Troost Avenue, Kansas City, Missouri 64109



FOR MORE INFORMATION

Susan Scott | 816.668.7276 | susan@scottcrs.com

A **BETTER WAY** in
Commercial Real Estate

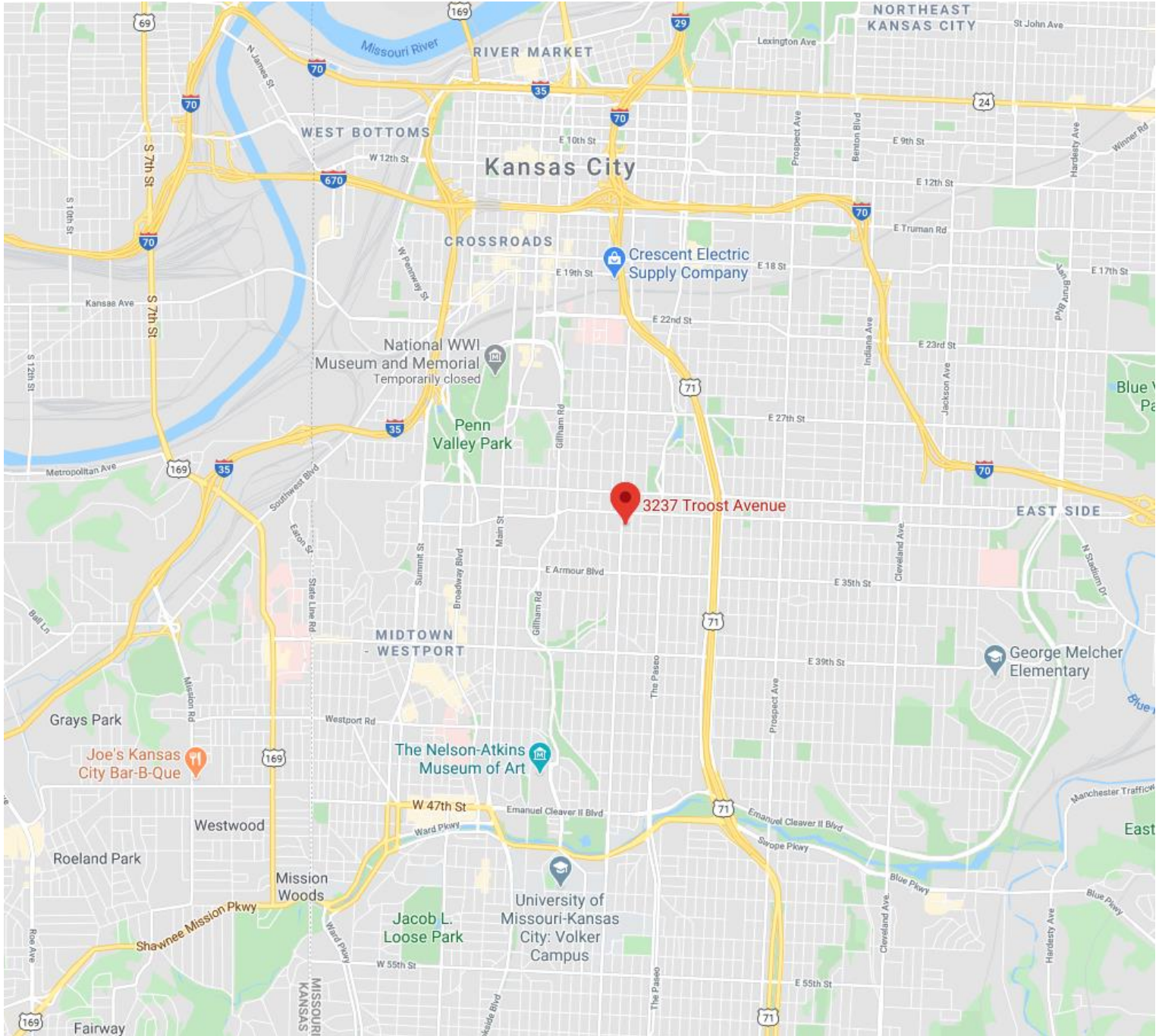
www.scottcrs.com

RE/MAX State Line Commercial Real Estate 11251 Nall Avenue, Leawood, KS 66211 913.649.3100 Each Office Independently Owned and Operated

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 a Realtor currently represents you, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

Location Map

3237-41 Troost Avenue, Kansas City, Missouri 64109



FOR MORE INFORMATION

Susan Scott | 816.668.7276 | susan@scottcrs.com

A BETTER WAY in
Commercial Real Estate

www.scottcrs.com

RE/MAX State Line Commercial Real Estate 11251 Nall Avenue, Leawood, KS 66211 913.649.3100 Each Office Independently Owned and Operated

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 a Realtor currently represents you, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.