

FOR SALE



# MIDTOWN RESTAURANT PORTFOLIO

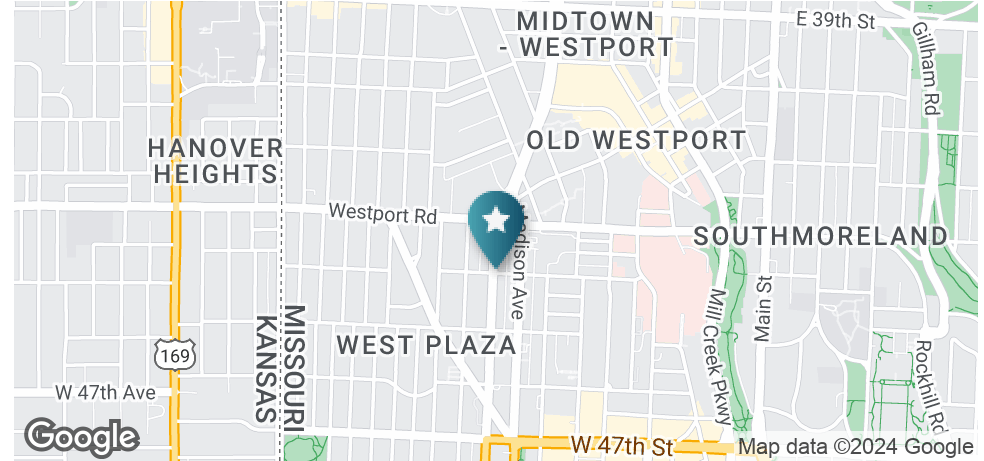
917 W 44TH ST, KANSAS CITY, MO 64111

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                      |                             |
|----------------------|-----------------------------|
| Sale Price:          | \$1,700,000                 |
| Price / SF GBA:      | \$206.34                    |
| Building Size (GBA): | 8,239 SF                    |
| ---Building A NRA:   | 7,212 SF                    |
| ---Building B NRA:   | 1,527 SF                    |
| --Outdoor Patio:     | 2,000+ SF                   |
| Year Built:          | 1910                        |
| Renovated:           | 2021                        |
| Parking Spaces:      | 15 Spaces                   |
| Site Area:           | 18,735 SF                   |
| Zoning:              | B 1-2 Neighborhood Business |

## PROPERTY OVERVIEW

Turnkey Restaurant: A Rare Find in Midtown | Two-building portfolio positioned on the corner of 44th St and Bellevue Avenue at the nexus of perennial favorite submarkets: West Plaza, Westport and the Country Club Plaza. The property is comprised of two buildings situated on a single 18,735 SF parcel configured for 15 on-site parking spaces. Previous owner successfully negotiated an agreement for additional parking on an adjacent site. Desirable walkability given the population density within one mile (23,800+). Building A, formerly known and operated as Madison's Neighborhood Eatery, was fully operational in 2023.

## PROPERTY HIGHLIGHTS

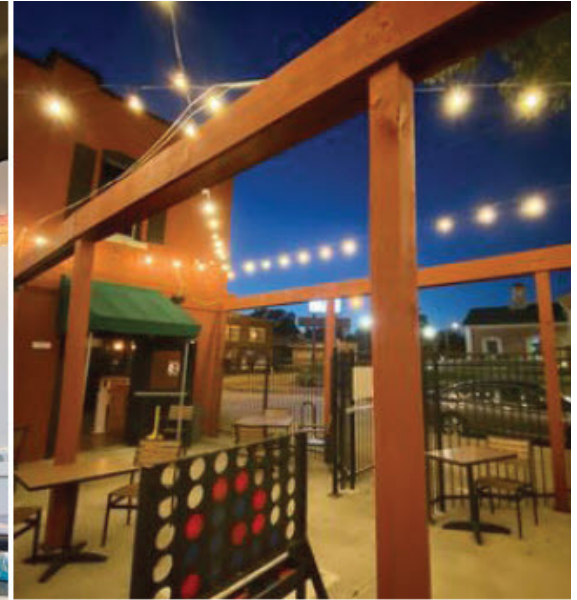
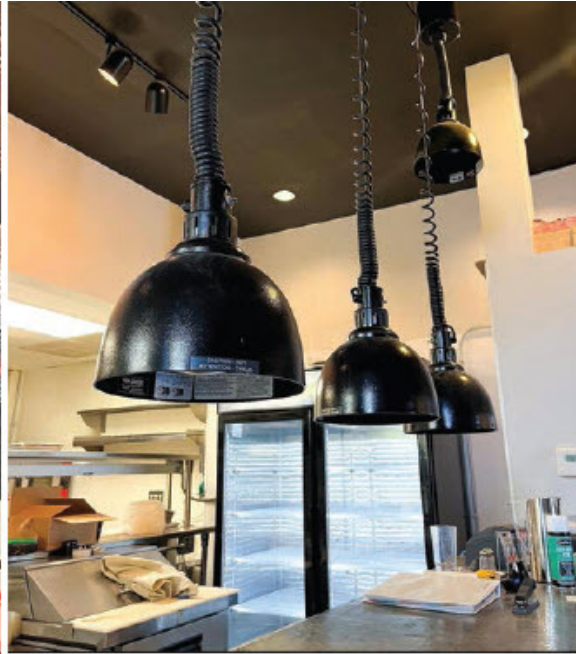
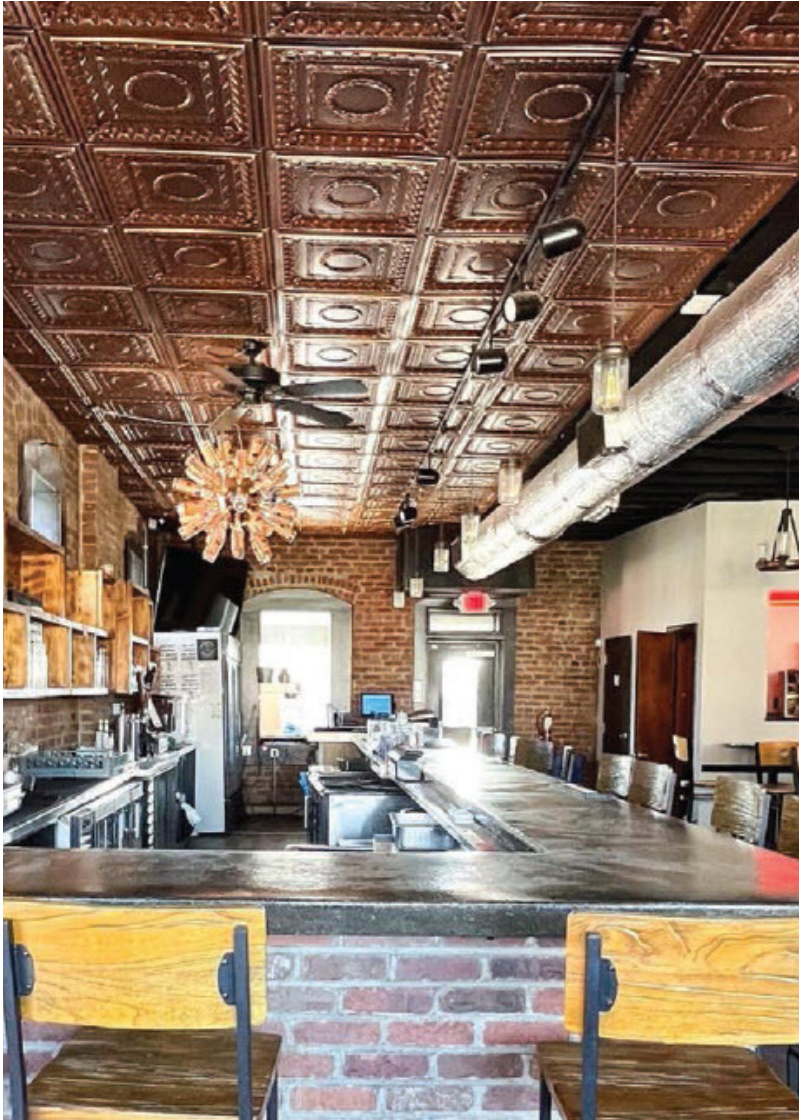
- Prime Location at 44th and Bellevue Avenue
- Unique Two-Building Configuration
- Charming 2,000+/- SF Patio Between Buildings
- Versatile Options for Music Venue
- High traffic Bellevue Avenue

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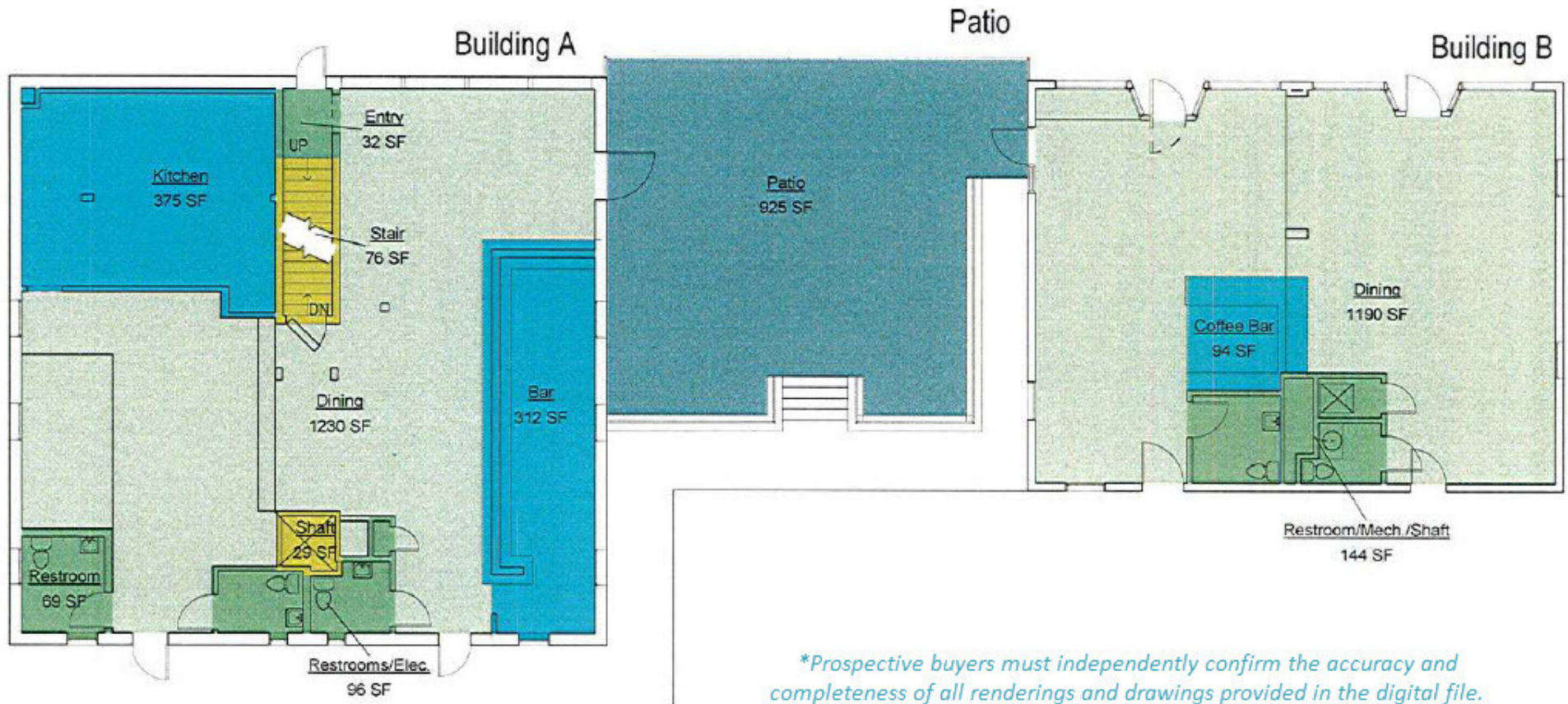
# BUILDING A - TURNKEY RESTAURANT



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# FLOORPLAN



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# ADDITIONAL PHOTOS

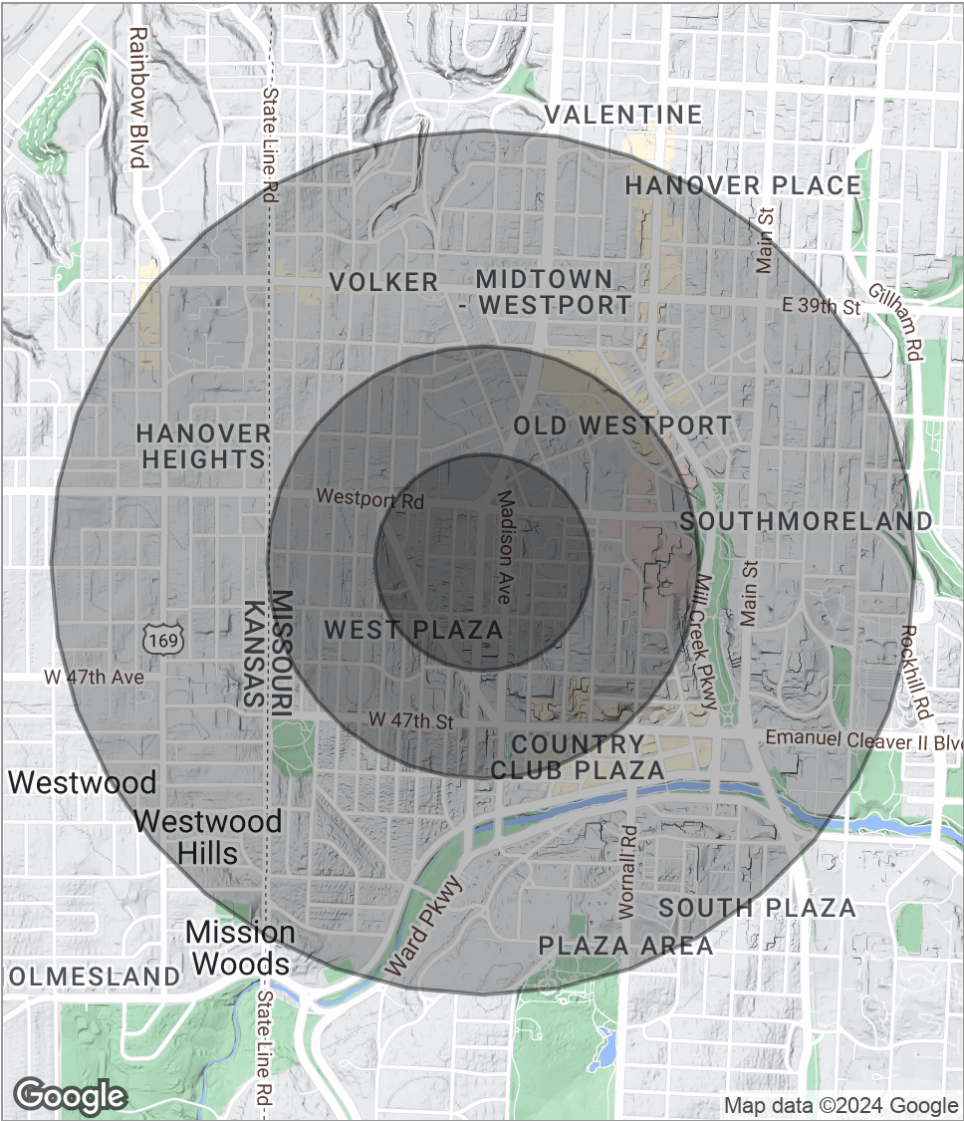


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# DEMOGRAPHICS MAP



| POPULATION          | 1 MILE  | 3 MILES | 5 MILES |
|---------------------|---------|---------|---------|
| Total Population    | 23,879  | 115,482 | 280,250 |
| Median Age          | 36.5    | 36.9    | 36.7    |
| Daytime Population  | 49,702  | 166,221 | 403,105 |
| Education BA+       | 67.9%   | 54.8%   | 44.8%   |
| HOUSEHOLDS & INCOME | 1 MILE  | 3 MILES | 5 MILES |
| Total Households    | 14,061  | 55,981  | 127,587 |
| Median HH Income    | 68,123  | 63,869  | 60,151  |
| Owner Occupied HH   | 28.1%   | 41.3%   | 42.9%   |
| Median Home Value   | 330,009 | 304,626 | 245,226 |

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