



FOR SALE

THE CABLE BUILDING
1321 & 1327 Burlington Street NKC, MO 64116

PROPERTY FEATURES

- ✓ 53,675 SF of rentable space
- ✓ 39,000 SF footprint
- ✓ 96% occupied
- ✓ Recent Renovations
- ✓ Free Parking for all tenants
- ✓ Significant upside



\$5,860,064
8.5% Cap

TOUR NOW

<https://rethinkkc.com/the-cable-building>



Scott Fricker

Seller

Scott@ReThinkKC.com
(816) 298-0913



Will Fricker

Agent

Will@ReThinkKC.com
(816) 298-0913

THE CABLE BUILDING

1327

1
3
2

OPERATING STATEMENT

Income

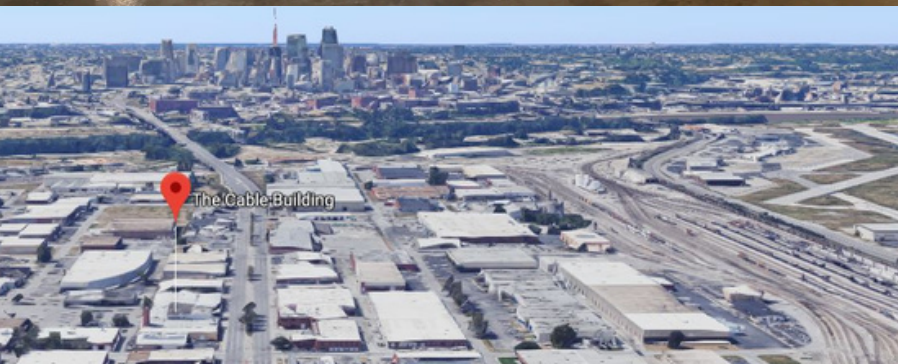
Rent	689,628	current rent roll
Utility Reimbursements	69,206	YTD annualized
Other Income	13,530	YTD annualized
Total Income	772,363	

Expenses

Administration	2,800	YTD annualized
Advertising and Marketing	1,708	YTD annualized
Repairs and Maintenance	51,468	YTD annualized
Grounds	-	YTD annualized
Utilities	104,371	YTD annualized
Insurance	15,907	actual
Property Taxes	65,337	actual
Property Management & Leasing	32,667	YTD annualized
Total Expenses	274,258	
Net Operating Income	498,105	

Cap Rate 8.5%

Price 5,860,064





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Seller

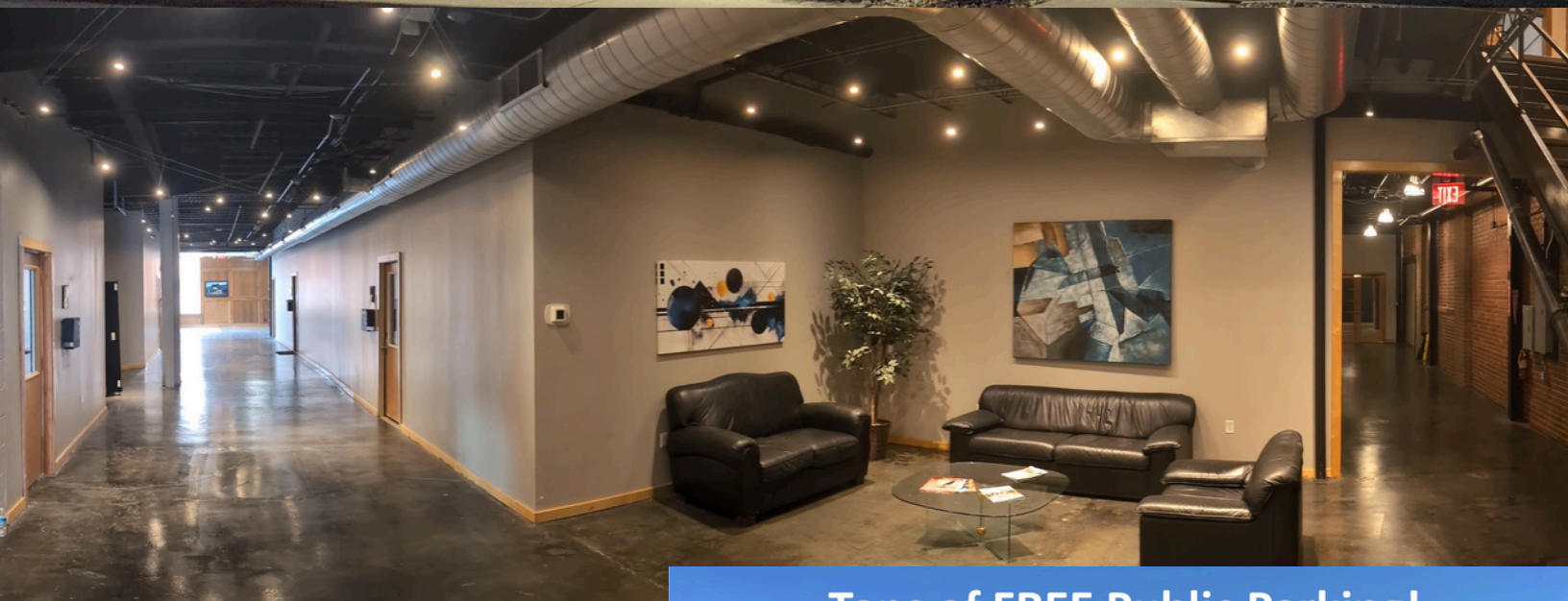
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Tons of FREE Public Parking!

