MIDWEST CRE ADVISORS

BLUEPRINTING MIDWEST GROWTH

For Sale or For Lease

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Buy it or lease it

For sale

$930,000

An entire building on an active urban corridor

Owner-users may qualify for SBA 504 or 7(a) financing with as little as 10% down.

For lease

$19.50

/SF/YR · MODIFIED GROSS

About $74,040 a year
About $6,170 a month

For the full building

Build equity

Your payments build ownership instead of paying a landlord.

Predictable cost

A fixed monthly cost, with exception of non-controllable expenses.

Control the space

Set your own signage, layout and renovations.

Keep the value

No rent increases or lease expirations. The property's value is yours to keep.

A renovated 1915 building with office/retail space and two apartments

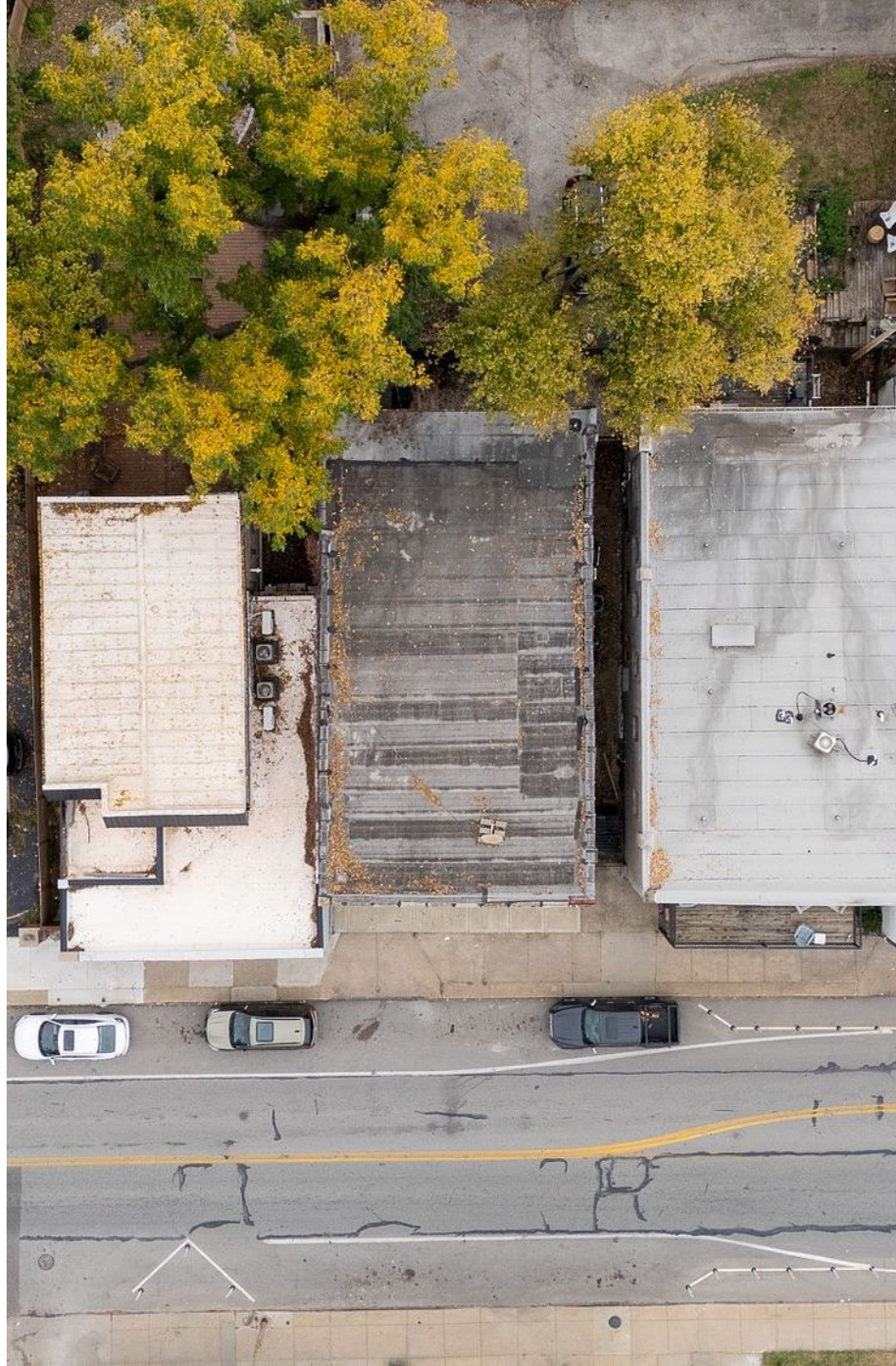
3,797

SF · TWO-STORY MIXED-USE BUILDING

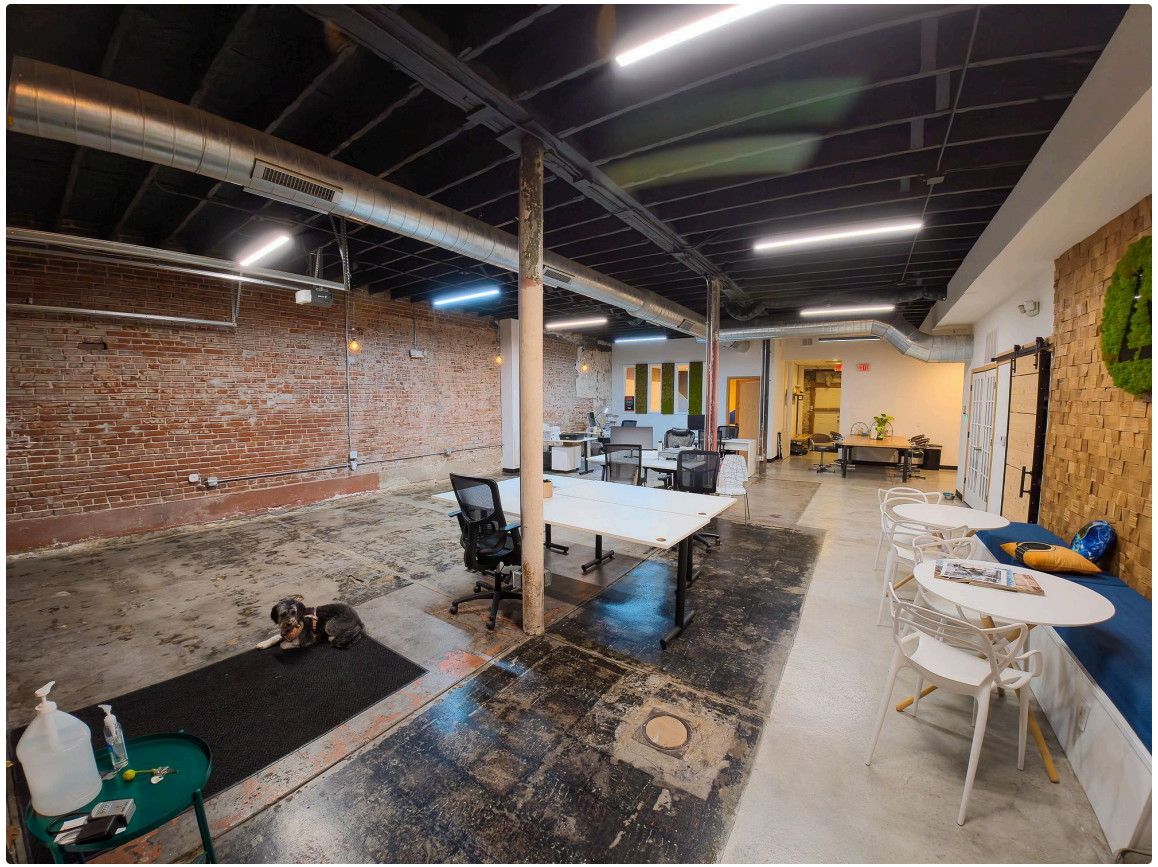
±2,792

SF LOT

- Zoned B3-2 Community Business
- Large open creative office or retail space (ground floor)
- 4 restrooms total
- Conference room
- 3 kitchens
- 2 apartments (can be used for office/retail)
- Glass storefront with roll-up glass garage door; open floor plan
- On 31st Street between Gillham Rd and Troost Ave



Ground Floor





Ground Floor Conference & Restroom





2nd Floor Apartments





Why own in the heart of Midtown

Built-in foot traffic

Kitty's Cafe across the street and Porter House 811 Retail next door.

A neighborhood on the rise

More than $5M in renovations underway or complete near 31st & Troost.

Connected

Union Hill, Crossroads and the Main Street streetcar. Martini Corner is a short walk west.

Equity, not rent

Owner-user SBA 504 or 7(a) or FHA financing (Buyer to verify)



Who this building is for

Creative and professional firms

3,797 SF over two stories.

Studio, retail and showroom users

Glass storefront, roll-up garage door.

Cafés and food concepts

3 kitchens; Kitty's Cafe nearby + many restaurants nearby

Fitness and wellness studios

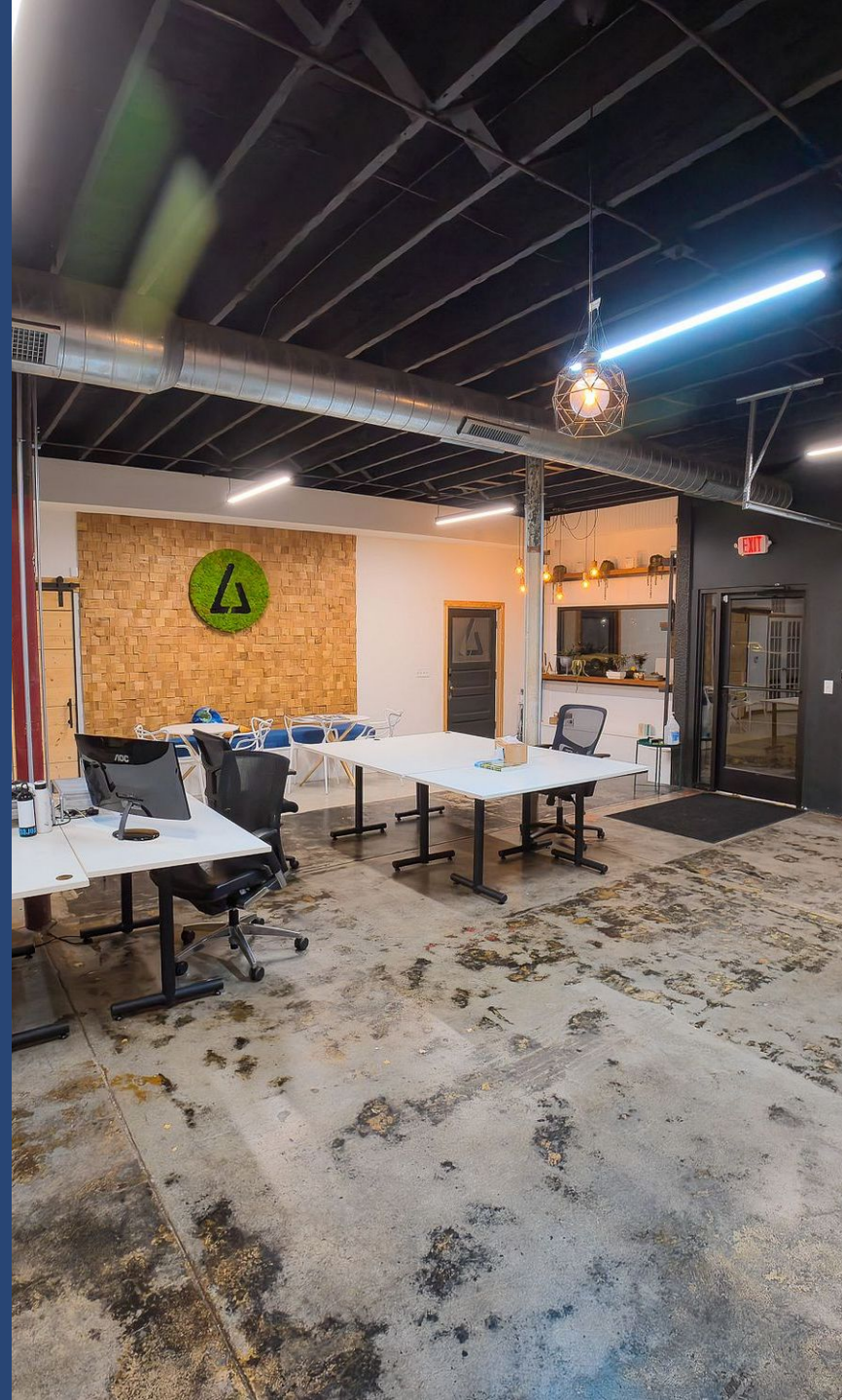
Two level open plan, 4 restrooms.

Community and mission-driven organizations

Great for a non-profit or community led organization

Owner-occupants and investors

Two apartments usable as office or retail.



Live. Work. Play.

Work

The owner-user office

3,797 SF open floor plan office over two stories with 4 restrooms, a conference room, and 3 kitchens. The open plan gives your team room to work.

Work + sell

Retail or showroom

Storefront opens to the street; zoned B3-2. A glass roll-up garage door opens the space directly to the street.

Live + lease

House hack

2 apartments to live in or lease; 3 kitchens. Both apartments can also be used as office or retail space.

Invest

The income property

$19.50/SF/yr lease + Apartment/Airbnb rents. Offered at $930,000 for sale, with SBA 504 or 7(a) financing from 10% down for owner-users.

Play

The neighborhood gathering spot

Near Union Hill, Martini Corner, Crossroads, and the Main Street streetcar. Kitty's Cafe is nearby too.

Mixed-use: retail/office space and 2 apartments

Two ways the building can pay you

Illustrative potential income at the $19.50/SF asking lease rate and Midtown market rent.

SCENARIO 1: LEASE THE WHOLE BUILDING TO AN OFFICE USER

$74,040/yr

3,797 SF × $19.50/SF/yr (modified gross) ≈ $6,170/mo

Item	Result
Rate	$19.50/SF/yr
Space leased	3,797 SF (entire building)
Annual rent	≈ $74,040
Monthly rent	≈ $6,170
Gross yield	≈ 8.0% of $930,000 price

One tenant, one lease, whole building.

SCENARIO 2: LIVE IN ONE UNIT, LEASE THE REST

$48,840/yr

Income while you live in one apartment ≈ $4,070/mo

Item	Annual	Monthly
Downstairs, ≈ 1,900 SF × $19.50	≈ $37,020	≈ $3,085
Other apartment at market rent (≈ $985/mo)	≈ $11,820	≈ $985
Total income	≈ $48,840	≈ $4,070

Plus you live in the other unit.

Illustrative estimates. Downstairs square footage is approximate (about half the building). Market rent is a Midtown 1-bedroom average (RentHop, Nov 2026). Figures are gross, before taxes, insurance, maintenance and vacancy; buyer to verify residential use and rents under B3-2 and city rules.



Midtown is coming back to life

- Thriving retail/restaurant corridor with many nearby developments
- Martini Corner is a short walk west

$5M+

RENOVATIONS UNDERWAY OR COMPLETE NEAR 31ST & TROOST

11,400±

STREETCAR RIDERS A DAY IN ITS FIRST MONTH

Main Street streetcar extension opened October 2025.

Neighborhood

Between Gillham Rd and Troost Ave, near Union Hill, Martini Corner and Crossroads.

Next door: Porter House 811 Retail

A 2024 retail incubator by non-profit The Porter House KC, showcasing local small brands. Also its headquarters.

Across the street: Kitty's Cafe

A neighborhood spot that often has a line out the door.

Coming: The Levy at Martini Corner

Proposed market-rate multifamily development at 506 E 31st St. The developer says work begins fall 2026.

Sources: The Porter House KC; LISC Kansas City; Startland News; Union Hill Neighborhood Association. The Levy is proposed; timing per developer.

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Schedule a tour!

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