

## TWO BUILDING PROPERTY FOR SALE



### BUILDING HIGHLIGHTS

- **Two Building Property totalling 21,700 SF**
- Located next to new streetcar stop along Main Street
- Buildings connect with outdoor courtyard
- Daily Traffic: 44,000+ cars on Main Street
- Parking: 53+ Surface Parking Spaces
- Zoned B4-5 Business/Commercial

### SALE CONTACTS

**JOHN D. COE, SIOR, CCIM**

P (816) 701-5064

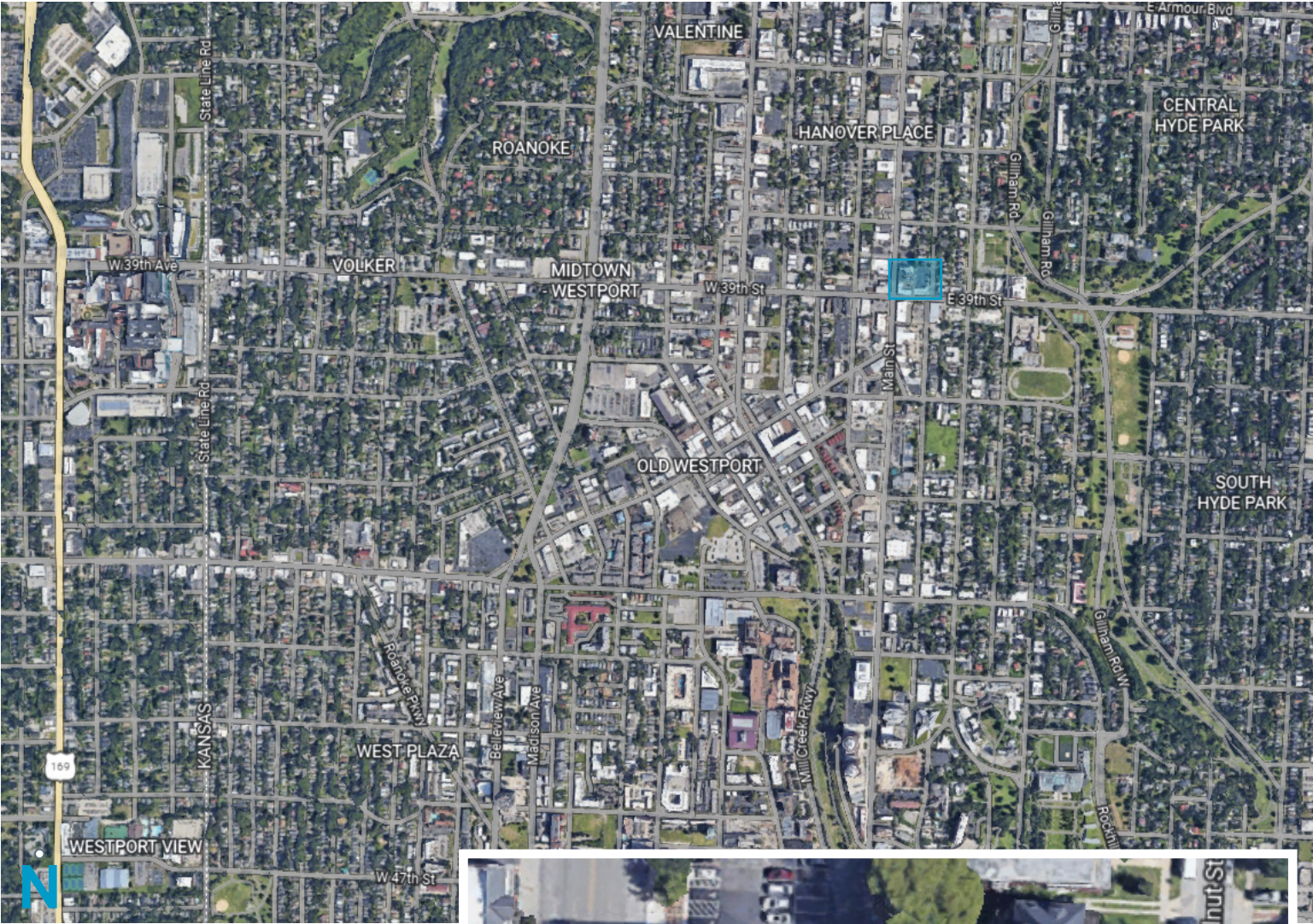
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**THE HYDE PARK BUILDING** 13,700 SF

- 2 Floors plus Basement
- Beaux-Arts style building built in 1905
- Mixed-Use Office and Retail
- Renovated in 1989 including the adding of an elevator
- Fully Vacant for redevelopment

**WALNUT STREET SHOPS** 8,000 SF

- 1 Story Retail Building
- Built in 1929
- Currently split into 6 retail spaces
- 7 Tenants
  - Short Term Leases
  - \$59,100 Gross Income
  - \$12,000 Annual Parking Income

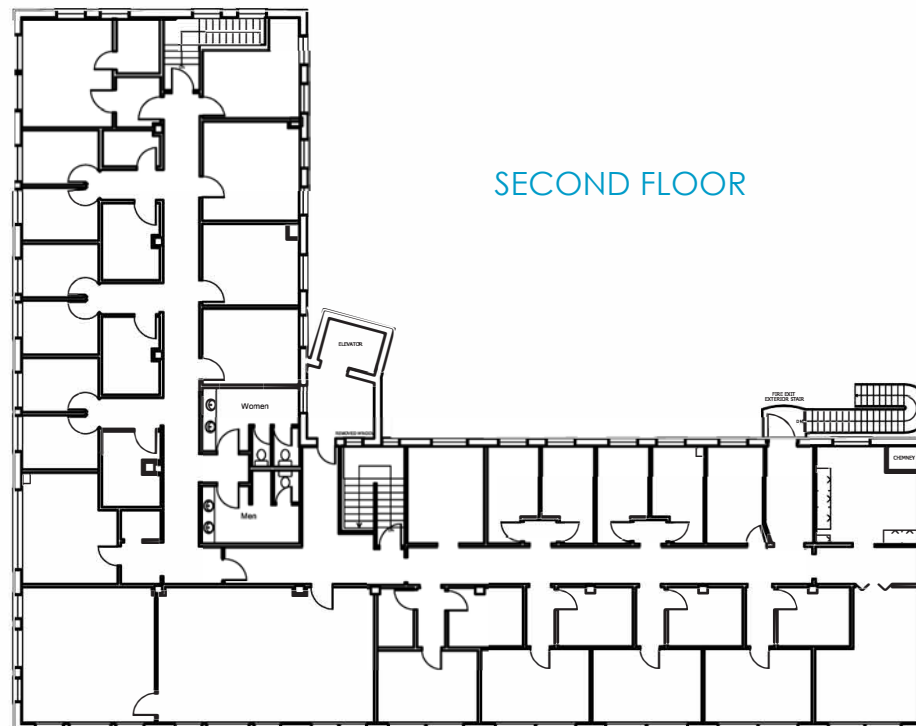
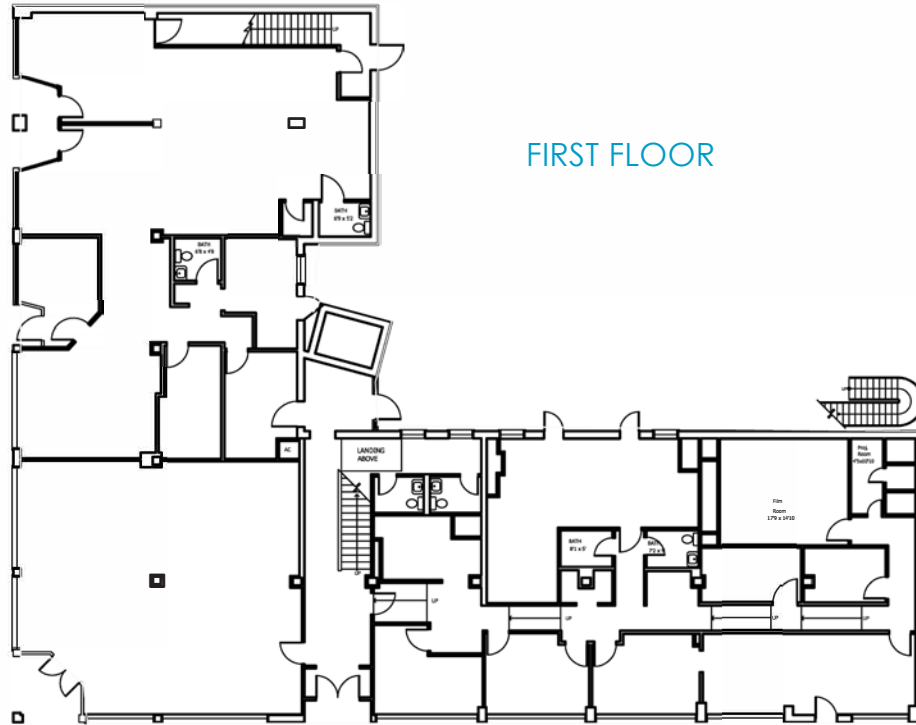
**BUILDING & PROPERTY FEATURES**

- Outdoor courtyard sits between the two buildings
- Parking includes 53 parking spaces
- Land Size: 39,879 SF
- Zoned: B4-5 Business/Commercial



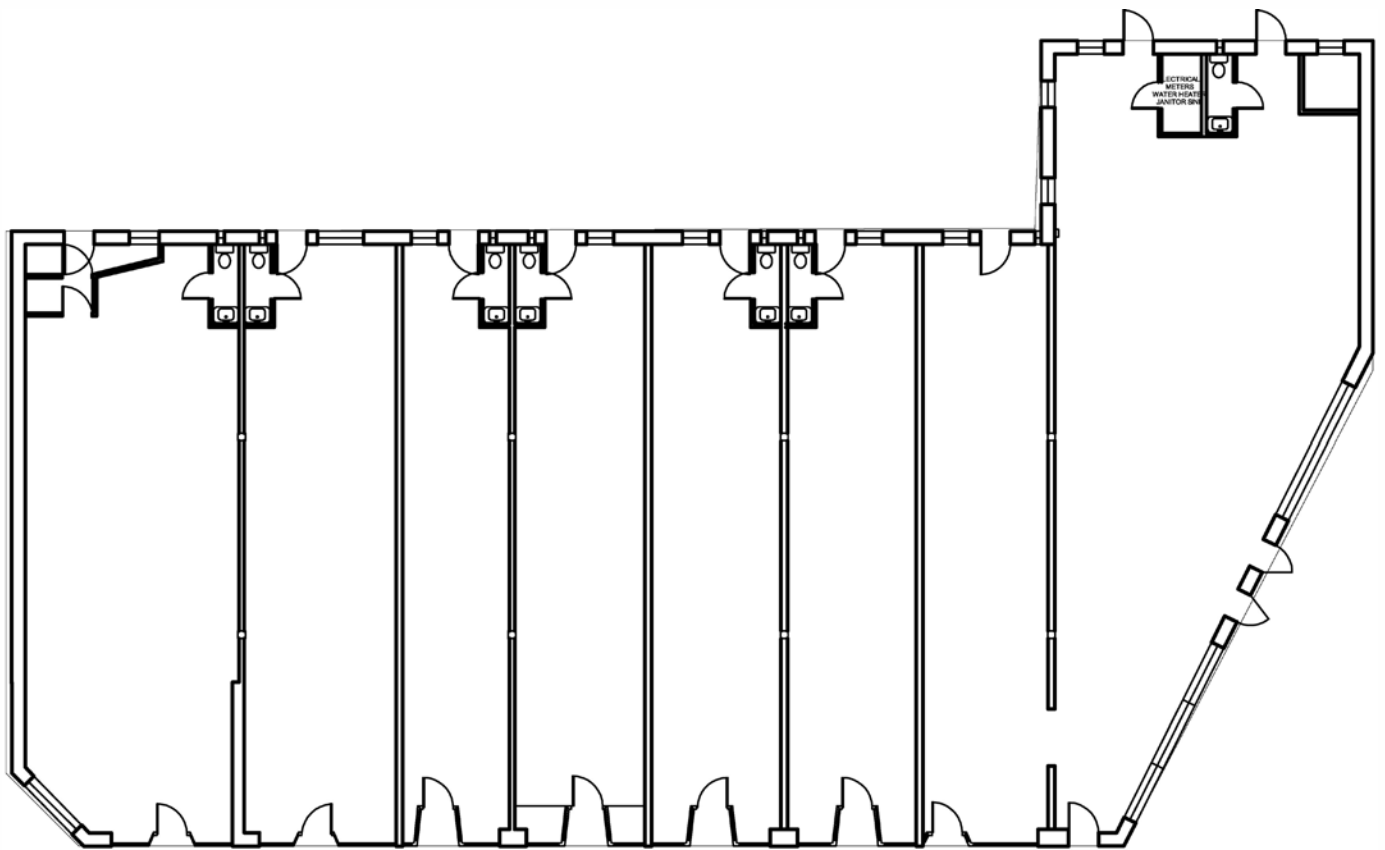
**THE HYDE PARK BUILDING**

2 EAST 39TH STREET

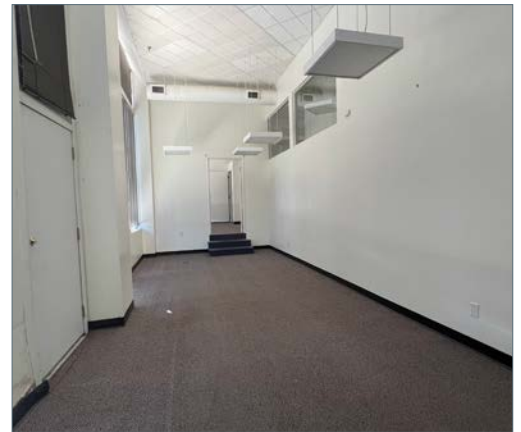


**THE WALNUT SHOPS**

26 EAST 39TH STREET









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