West Crossroads District @ West Pennway Interchange. Building and pole sign highly visible to I-35/Southwest Trafficway (128,000 cars per day) as well as traffic entering the Trafficway. On & Off Street Parking. Former Showroom/Office/Warehouse can also be used for a Retail, Flex, Office, Fitness, Yoga, Child Day Care, Dog & Cat Boarding, Daycare, Grooming, and many more! B3-2 Zoning. Owner will consider improvements such as facade enhancement to make use of its visibility to traffic, as well as and interior changes.

$12psf  Modified Net

- Prime Corner Downtown Kansas City Interstate Interchange Location
- 10,216sf Former Showroom/Office/Warehouse with Two Drive-in Doors
- Showroom/Flex/Warehouse/Office, or modified for Retail, Restaurant, Health Club, Doggie Daycare, Child Daycare, Medical, Dental, Martial Arts, Yoga, etc.
- B3-2 zoned
- On and Off Street Parking
- Fronting the Southbound Entrance Ramp to I-35/Southwest Trafficway at 21st.
- Pole Sign visibility to North and Southbound High Volume I-35 Traffic.

For More Information Contact: Bart Cohn / 913-515-6100 / bartco@kc.rr.com
Real Estate Dynamics, Inc, PO Box 15083, Lenexa, KS 66285 913-432-8800 www.realestatedynamics.com

While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions, or change of terms at any time. This property may be withdrawn from the market without notice.