



For Sale: 3308, 3314, 3316, 3320 Troost

SOLD SEPARATELY OR AS A PORTFOLIO!

Total Portfolio is made of four parcels, with separate buildings on two of the parcels.

Total Portfolio Price: \$925,000

Total Building: 10,500 sf

Total Land: 33,798 sf (including buildings sites)

Lots of potential for personalization as a live/work building, and land to redevelop or use as parking or garden.

Located on the Troost Max bus rapid transit line within proximity to Downtown, Hospital Hill, UMKC, restaurant and shopping districts.

Located within Enterprise, Empowerment, and Opportunity Zones, and Troost Corridor PIEA, Troost Area TIF, Commercial Facade Improvement Area. Also within the Kansas City Catalytic Urban Redevelopment (KC-CUR) initiative area.



ARON
REAL
ESTATE

Debbie Aron-Williamson
816-668-5191 | debbie@aronrealestate.com

Suzie Aron, Broker
913 530 6279 | suzie@aronrealestate.com
www.aronrealestate.com

Information in this flyer regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

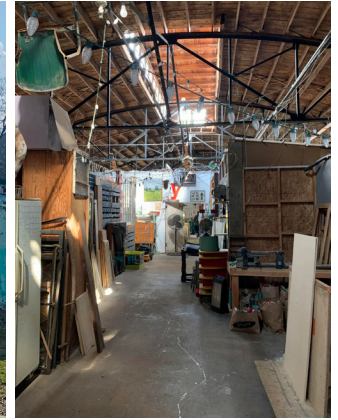
3308 Troost

Price: \$470,000

Building Size: 8,500 sf

Has water, gas, electrical brought to building (water is shared with 3314 Troost)

Barrel vaulted roof with clerestory windows, ready to be renovated!



3314 Troost

Price: \$325,000

Building Size: 2,000 sf

Has utilities, restrooms, and HVAC

Set up for live/work space or ready to be renovated into office or studio space.

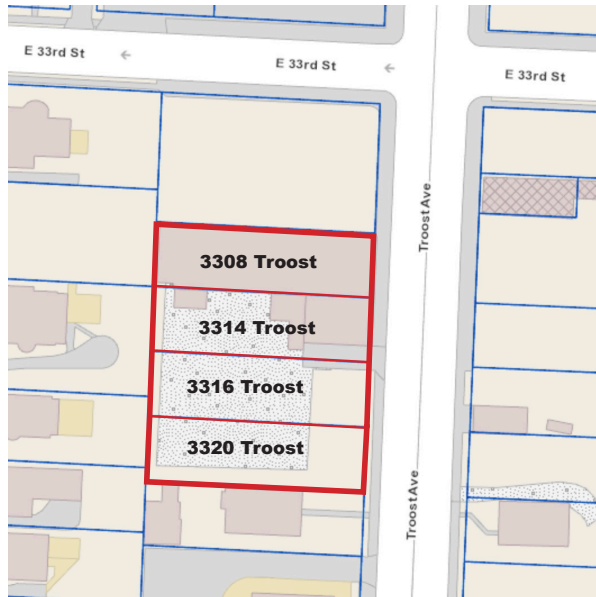


3316 Troost

Price: \$65,000

Lot Size: 0.194 ac

Undeveloped land (currently used as a garden).



3320 Troost

Price: \$65,000

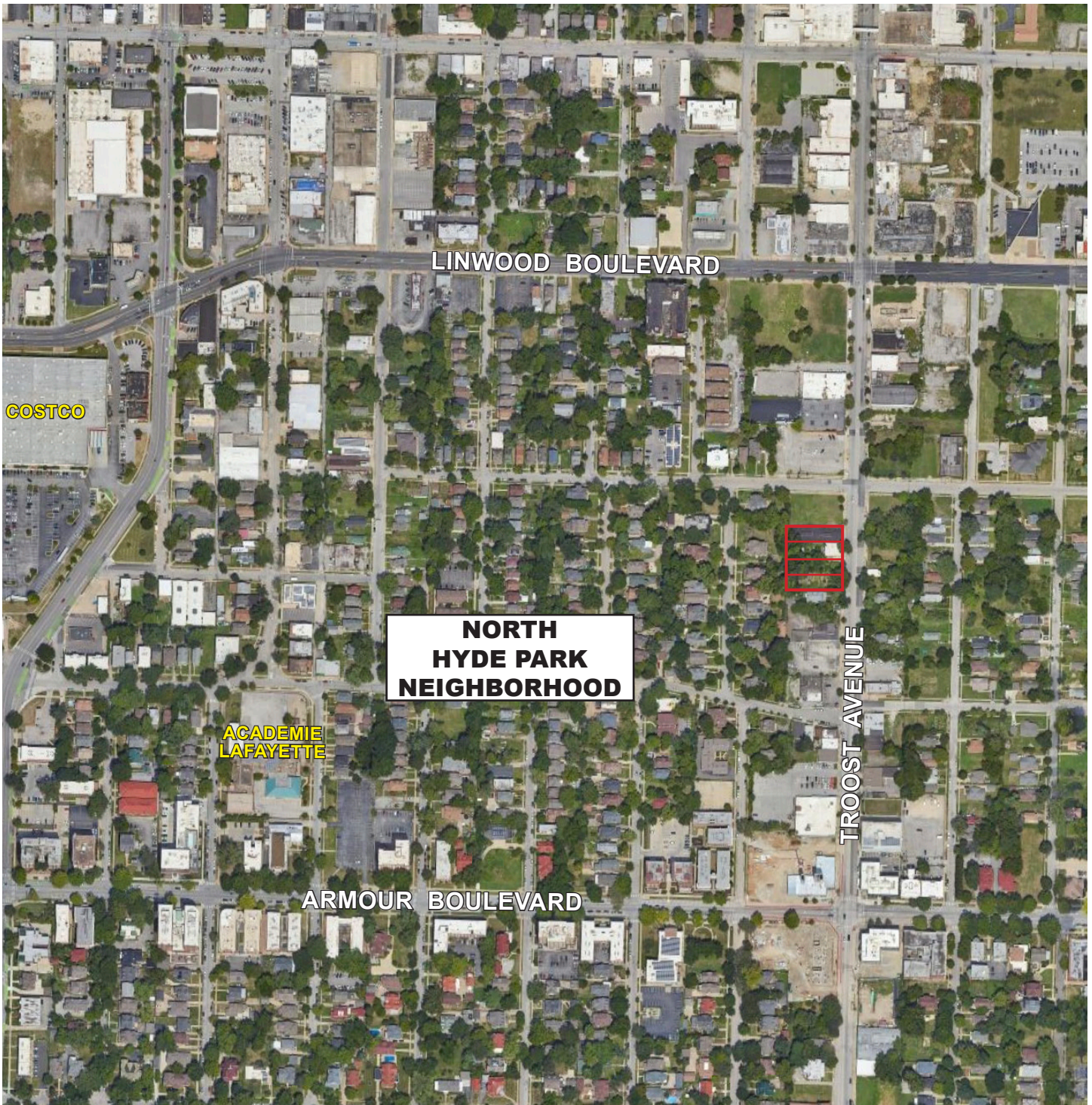
Lot Size: 0.194 ac

Undeveloped land (currently used as a garden).



AVAILABLE PARCELS

Four parcels total available - can be sold as a portfolio or individually (already subdivided). Opportunity for total redevelopment or separate projects!



**ARON
REAL
ESTATE**

AREA PLAN

The four parcels are situated on the rapidly changing Troost Ave Corridor in the North Hyde Park Neighborhood. Linwood Blvd, to the north, and Armour Blvd, to the south, also have extensive development occurring along these streets.

Information in this flyer regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.