

Property Agent Full

950 Kent Street, Liberty, MO 64068

MLS#: **2521451** Status: **Active**

County: **Clay**

L Price: **\$0**

Lease: **\$9.00**

Commercial

Area: **106 - Liberty City Limits**



Name: **Lease**
 L/S: **1**
 # Stories: **1**
 Lsz: **37,897 - Square Feet**
 Min SF: **6,000** Max SF: **6,000**
 Use: **Retail, Srvc-Business**

Type: **Warehouse**
 Age: **31-40 Years**
 Yr Blt:
 Zoning: **Ind**
 Total SF: **6,000**

Brk ID: **RAN 17**
 Agt ID: **SMALLTEAM**

General Information

Leased: **No** Curr Lse: Flood: **No** Cap Rt:
 Op Exp: Net Inc:
 Road: **City Street, Highway** Occupy: **Annual**
 Parking: **20 Parking Lot** Location: **Commercial Park, Industrial Park**
 Owners: City Limits: **Yes** Streets:
 Utilities: **220v Service, Electric, Gas, Sanitary Sewer, Water**
 Interior:
 Exterior: **Building Sign, Delivery Door(s)**
 Security:
 Accessibility:
 Maint Pr:
 Ceiling Height:

Listing Office Information

Show: **Call Listing Agent** List Dt: **12/02/2024**
 Poss: **Subject To Lease** Exp Dt: **10/31/2025**
 List Type: **Exclusive Right To Sell**
 LO: **ReeceNichols-KCN**
 LA: **The Small Team**
 Agt Email: **Charles@SmallTeamKC.com**
 LA2: **Charles Small**
 LA Cap: **Designated Agent**
 Builder:
 Builder Plan:
 Display on Internet: **Yes** Display Address on Internet: **Yes** Allow Internet Site AVM: **No** Allow Internet Site Comments: **No**

Remarks & Directions

Currently, this building is a combination of 2 suites. Each suite has separate water, gas and electric and could be demised to fit smaller square footage needs. Suite E contains approx 3,000 sqft and has retail showroom and 2-3 offices, mezzanine adding more than 1,500 sq ft of additional space. Suite F is approx 3,000 sqft and includes one dock and one drive in door. This suite has one restroom. The current set up includes 1 dock door and 1 drive-in doors, 8' x 12'. One additional Drive in Door is possible with remodel. Showings by appointment only please do not disturb the tenant.

Private Remarks - Showing Agt Info:

Contact the listing agent Charles Small 816-590-5910. Space is currently occupied but will be vacating February 2025. Showings by appointment only please do not disturb the tenant.

Directions:

Take 291 S, turn right onto Brown St, then left onto Kent St. Building will be the second on your left.

Business Information

Net Ch: Industrial X Stop: Office Net Ch: Retail Business: Business Opp
 Ofc SF: **500** Bs Yr: **Rentable** Allow: Includes: **Professional Service, Srvc-Business**
 Whs SF: **17** U-R: **Lease** # Empl:
 Clr Ht: **3** Allow: Open:
 #Drv In: **1**
 #Dock: **1**
 Dock Type:
 Dr Ht: **12**
 Rail:
 Allow:

Financial Information

Will Sell: **Other** HOA: **/** Earnest Deposit: **TBD**
 Tax: **\$16,830** Spc Tax: **\$0** Total Tax: **\$16,830** Tax Comm:

Status Change Information

Prev List Pr: Orig LP: **\$0** Mod Dt: **09/03/2025** Entry Dt: **12/03/2024**
 Buyer Brk: Cont Dt:
 Buyer Agent: Agency:
 Sale Terms: Financial Concessions:
 Major Rep: **/** Incentives:
 One Time Showing: