



FOR SALE

26,869 SF Multi-Family Potential

1011, 1019 and 1025 Pacific Kansas City, MO



Dan Whitney

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com

- 26,869SF site for multi-family
- Additional 15,330SF available adjacent to the property
- Well located close to highways
- Zoned R-1.5

Location Aerial



Site Aerial



Three parcels generally located at 1011, 1019 and 1025 Pacific, Kansas City, Missouri totaling +/- 23,869 SF at the SWC of Pacific and Troost. The property is zoned R-1.5 which allows for one dwelling unit per every 1,500SF.

The Kansas City region offers amazing shopping and dining, multiple sports teams, including the Kansas City Royals - the 2015 World Series Champs! There is also a vibrant nightlife (Power & Light District, Westport, the Crossroads, the Country Club Plaza just to name a few) and plenty of landmarks and attractions to see - Liberty Memorial, Nelson-Atkins Museum of Art, plus many more.

There is an existing building that cannot be entered without an appointment.

EVER knowledgeable
EVER responsive
EVER honorable
EVERGREEN.

Site

Parking	
Zoning	R-1.5 - Up to 1DU/1,500SF
Floodplain	
Access	There is access via Pacific St

Price & Tax

Sale Price \$380,000 Taxes: 2019: \$2,084.31

Utilities

Sanitary Sewer:

There is a 42" sanitary sewer main running along Pacific. City of Kansas City Missouri

Water:

There is a 4" water main in Pacific. City of Kansas City Missouri

Gas:

Missouri Gas Energy

Electricity:

Evergy

Storm Water:

City of Kansas City Missouri

Communications:

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at
Evergreen for more information**

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