

**850 800ft2 (. USD)**



Location **Kansas**  
<https://www.genclassifieds.com/x-780971-z>

QR Code Link to This Post Highly visible and Great location in Completely Remodeled Small Charming Strip Center in Midtown KC..!  
 Just 2 blocks North of Historic Westport Rd./ Next to Walgreens @ 39th & Broadway.  
 Available to Lease starting January 2018.  
 other Tenants are a Nail Salon and a Discount Smokes, cell phone shop, ChiroMed rehab center..!  
 Already wired for Google FIBER Super HighSpeed Internet ..!  
 Highly Sought after, space with dedicated Business Signage area..! Only space in the center with huge SkyLight..!

Private Bathroom/shower, Front Retail Area & Back Storage Area with access to large Private Gated Parking Lot in the back of the Shopping Center.


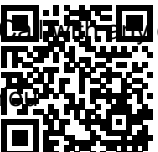

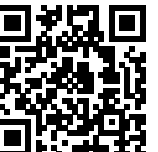






Ideal location for any other Retail or Office..! Landlord could help modify the space for other uses.

Large Front Windows and glass doors facing busy 39th st. Between Main & Broadway (two of the highest trafficked intersections in Kansas City)

Formerly a Beauty Salon for the last 10 years or more, so its plumbed ready for hair washing sinks..!

Rent Inclusive of all NNN charges( Taxes, Insurance, Common area lighting and maintenance & Trash pick up, snow removal, etc..!) No Pass-Through Charges to the tenants..! :)

Water is also paid by Landlord, Tenants responsible Only for Rent & their other Utilities..!

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