

BARRY VIEW OFFICE BUILDING

7211 NW 83rd Street, Kansas City, MO 64152



ShawverGroup.com

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PROPERTY HIGHLIGHTS

BARRY VIEW OFFICE BUILDING

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LOCATION

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Kansas City, MO 64152

AVAILABLE

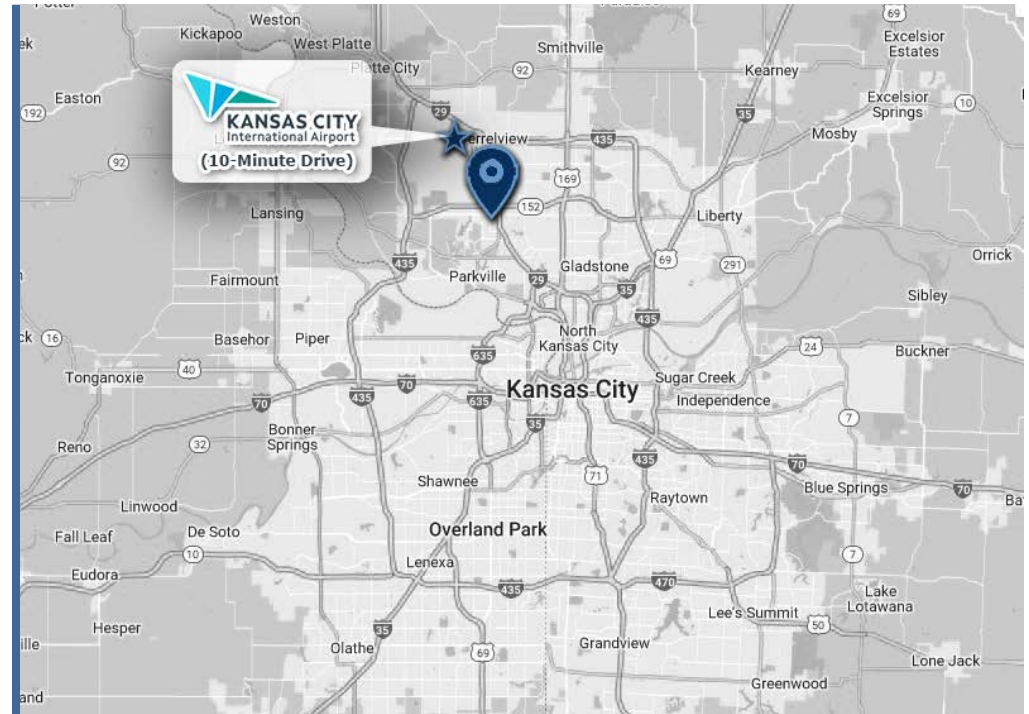
±22,000 SF Office Building with 23 Suites
±1.0 AC Lot

SALE PRICE

\$2,200,000

PROPERTY HIGHLIGHTS

- ±22,000 SF Office Building with 23 Suites
- Turnkey investment property
- Opportunity to add value by raising rents to market rate
- Strong local, long-term tenant base in place
- Small office suites minimize vacancy risk
- Conveniently located at I-29 & Barry Rd but tucked back in a private area
- Dedicated parking lot with ±100 spaces
- Beautiful atrium space with greenery & skylight



NEARBY AMENITIES



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WIDE
AERIAL

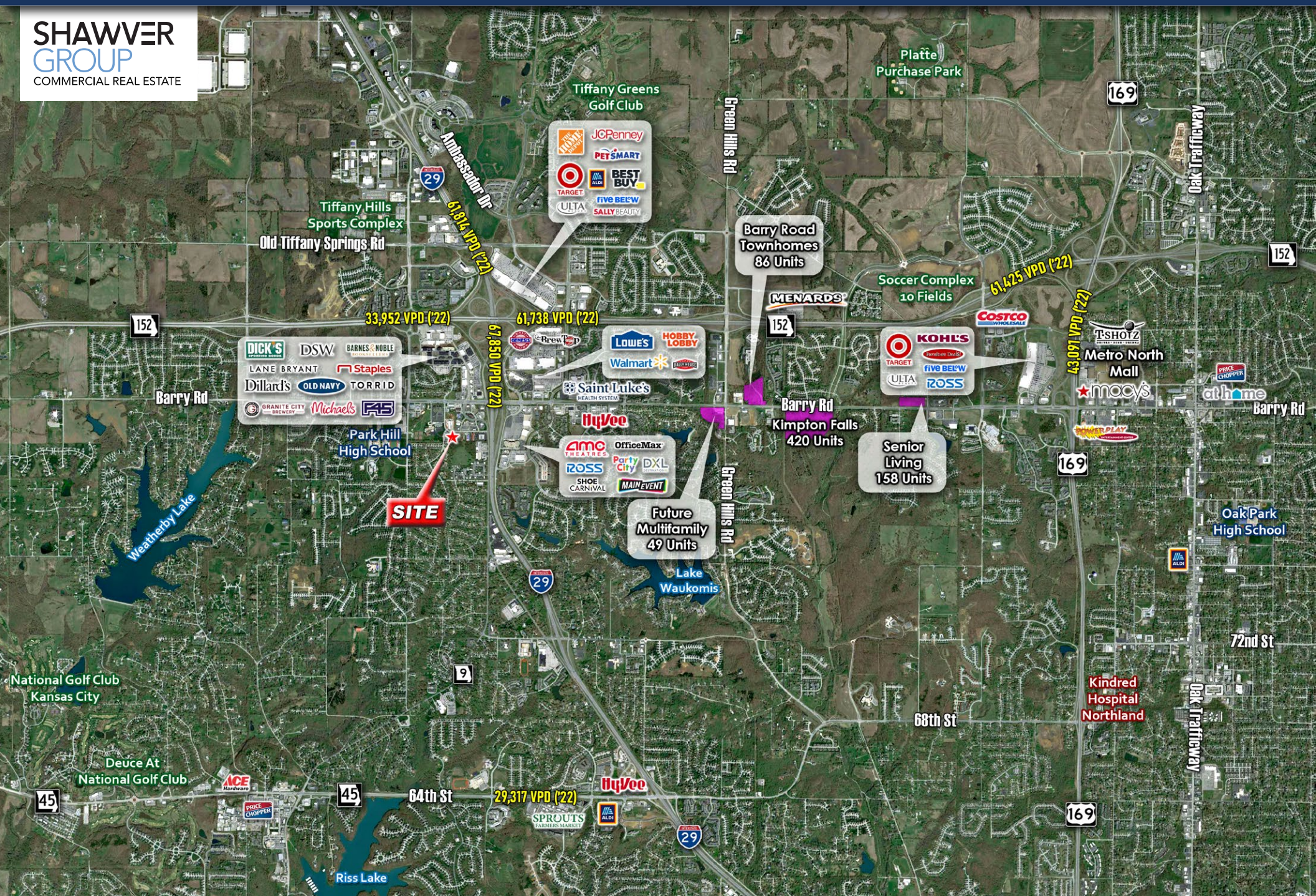
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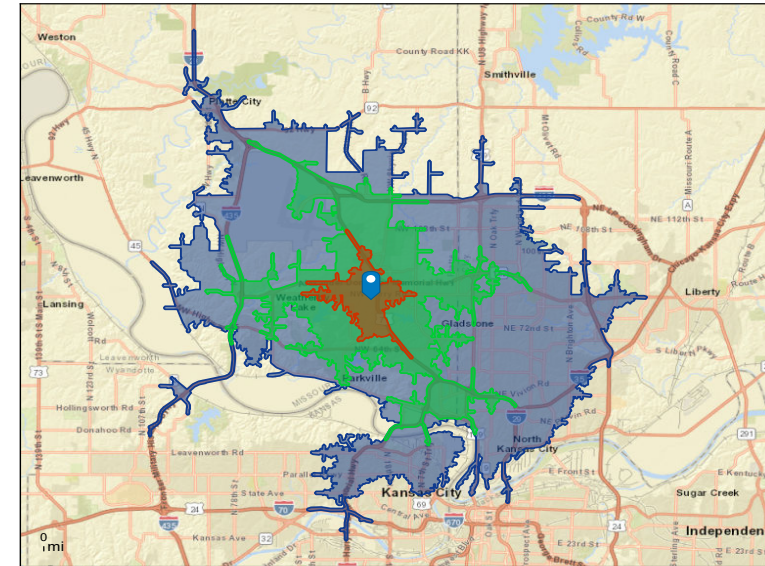
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SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	16,683	72,392	245,813
Households	7,191	30,704	100,588
AVG HH Income	\$91,855	\$105,924	\$97,731
Median Age	38.2	39.0	38.9

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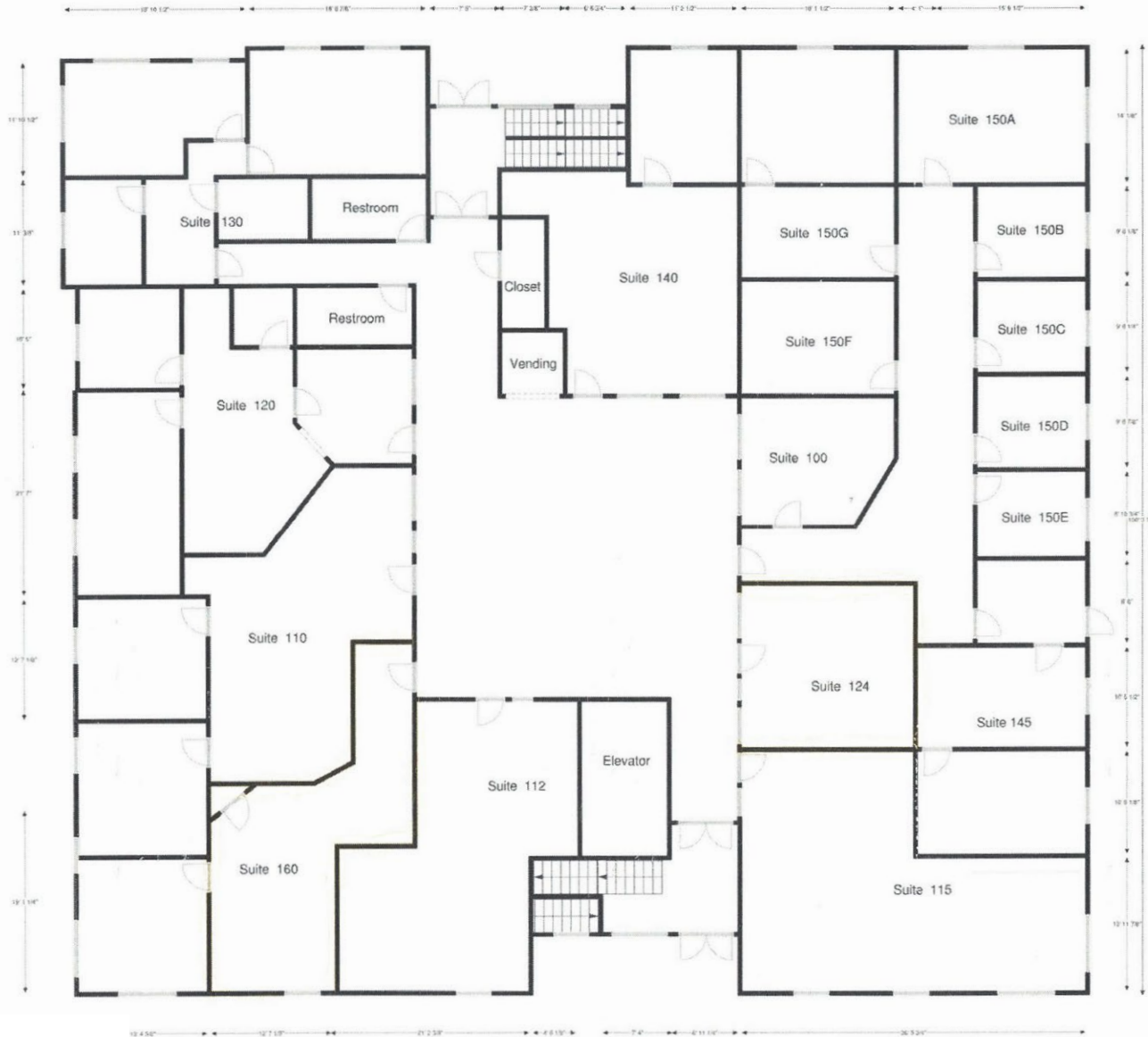
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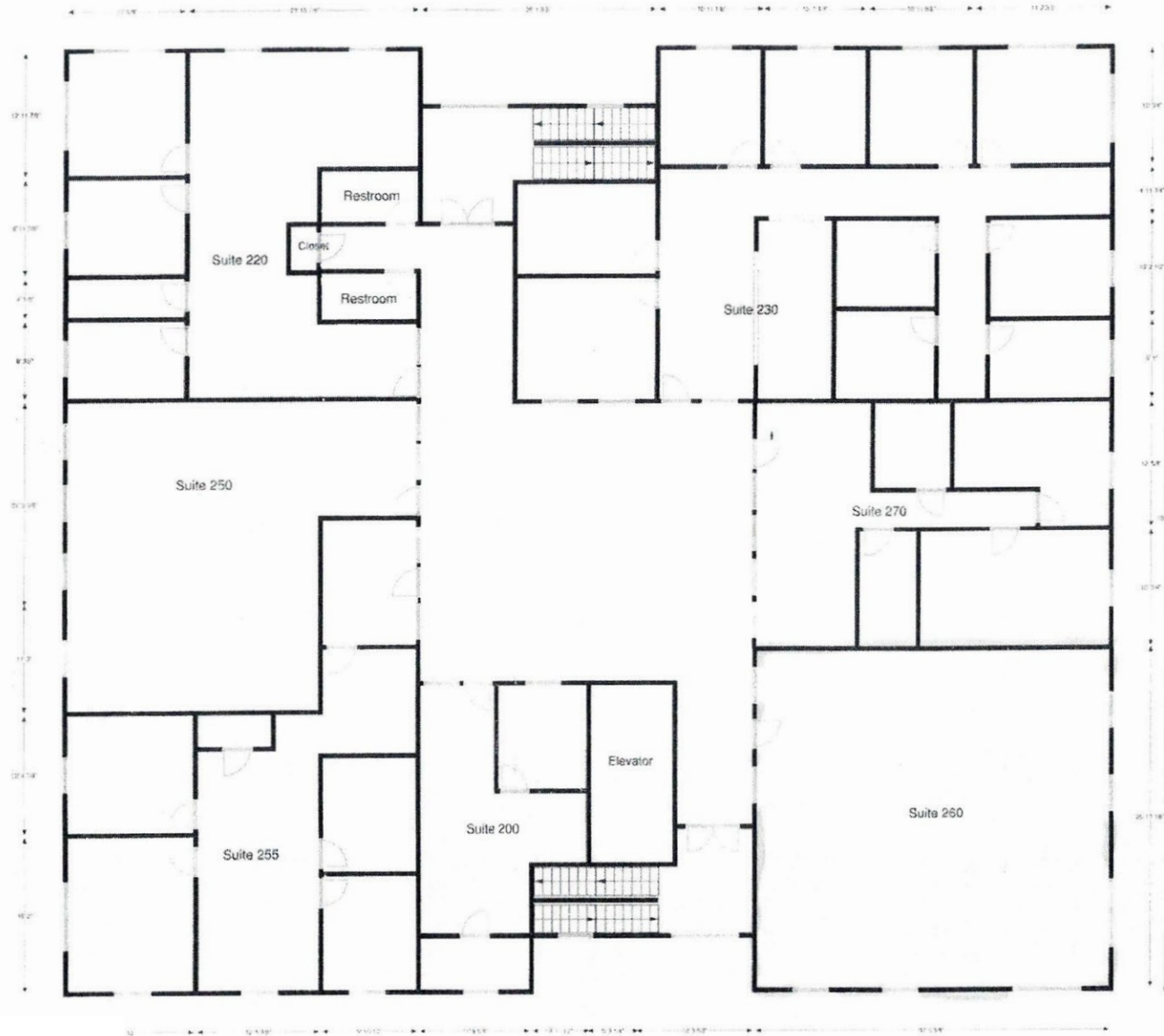
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SECOND FLOOR FLOOR PLAN

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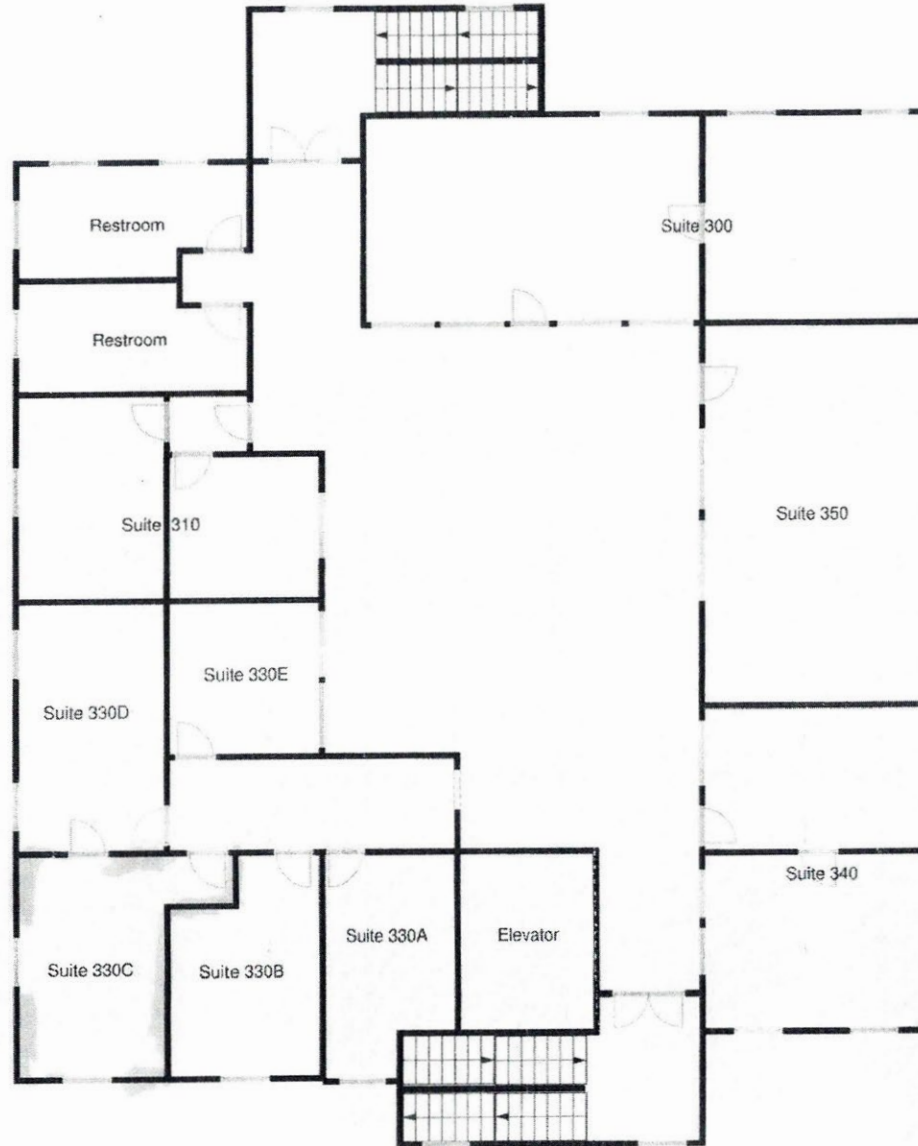
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THIRD FLOOR FLOOR PLAN

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ATRIUM PHOTOS

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