

## **SOUTH PLAZA COMMERCIAL CONDO**

121 W 48th Street, Suite E-100, Kansas City, MO 64112



ShawverGroup.com

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## PROPERTY HIGHLIGHTS

## SOUTH PLAZA COMMERCIAL CONDO

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### LOCATION

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### AVAILABLE

**±2,600 SF** Former Salon/Spa in the Sulgrave  
Condominium Building  
[View Video Tour](#)

### SALE PRICE - New Reduced Price

~~\$830,000~~    \$795,000

### WALKABLE BUSINESSES



### PROPERTY HIGHLIGHTS

- ±2,600 SF former salon/spa build out
- Reception/retail area, waiting area and 6 soundproof treatment rooms
- Ideal for medical, dental or salon/spa
- Option to negotiate furniture and equipment
- Ownership of 15 covered dedicated parking stalls
- Great location adjacent to the Country Club Plaza

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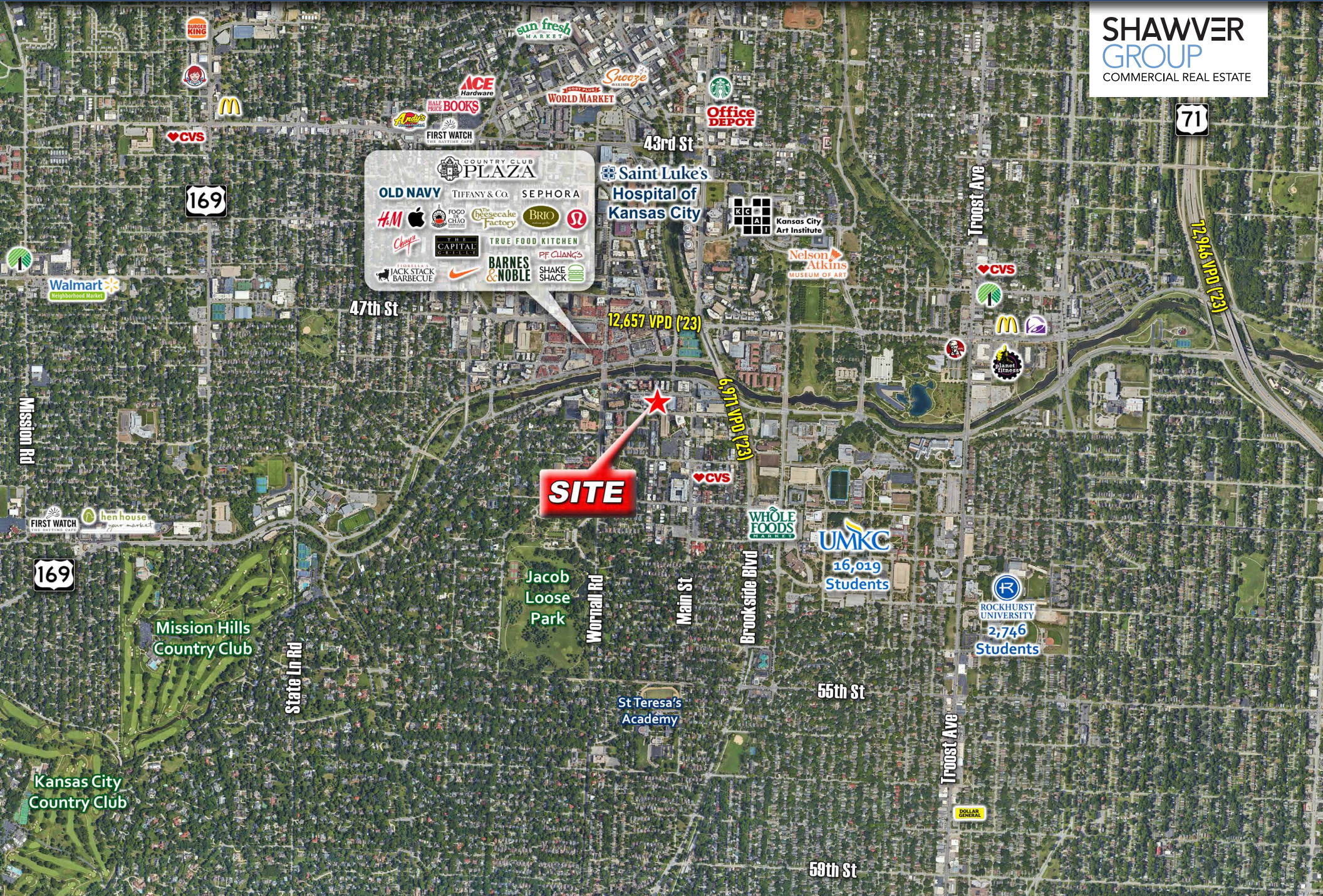
WIDE  
AERIAL

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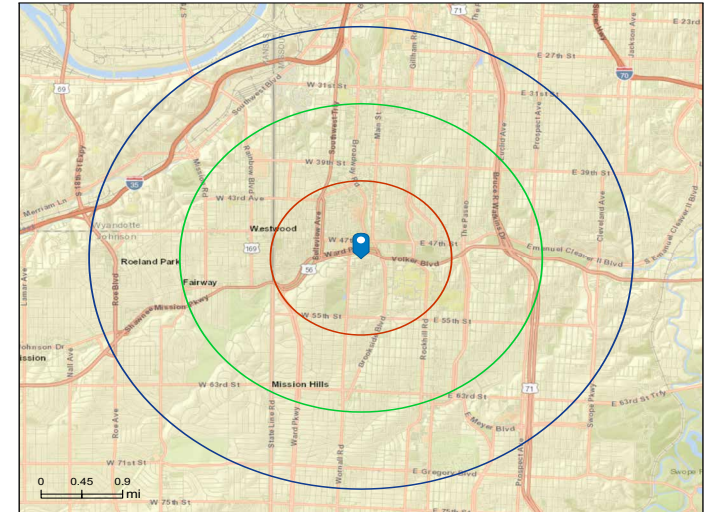




# SITE AERIAL & DEMOS

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### DEMOGRAPHICS

	1-Mile	2-Mile	3-Mile
Population	18,440	66,719	123,244
Households	10,362	33,829	59,029
AVG HH Income	\$124,171	\$111,985	\$109,200
Median Age	33.0	34.4	35.4

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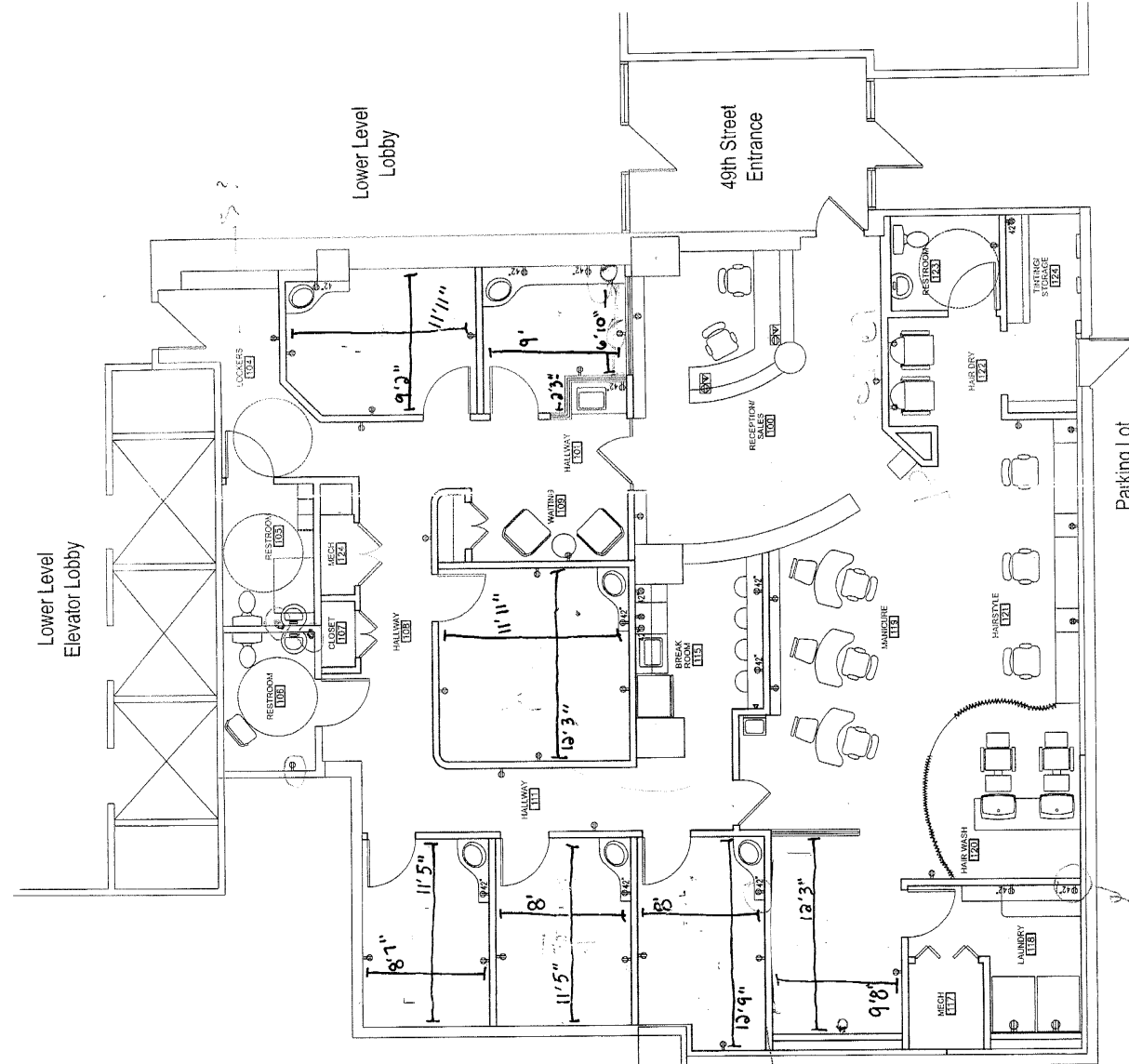
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# FLOOR PLAN

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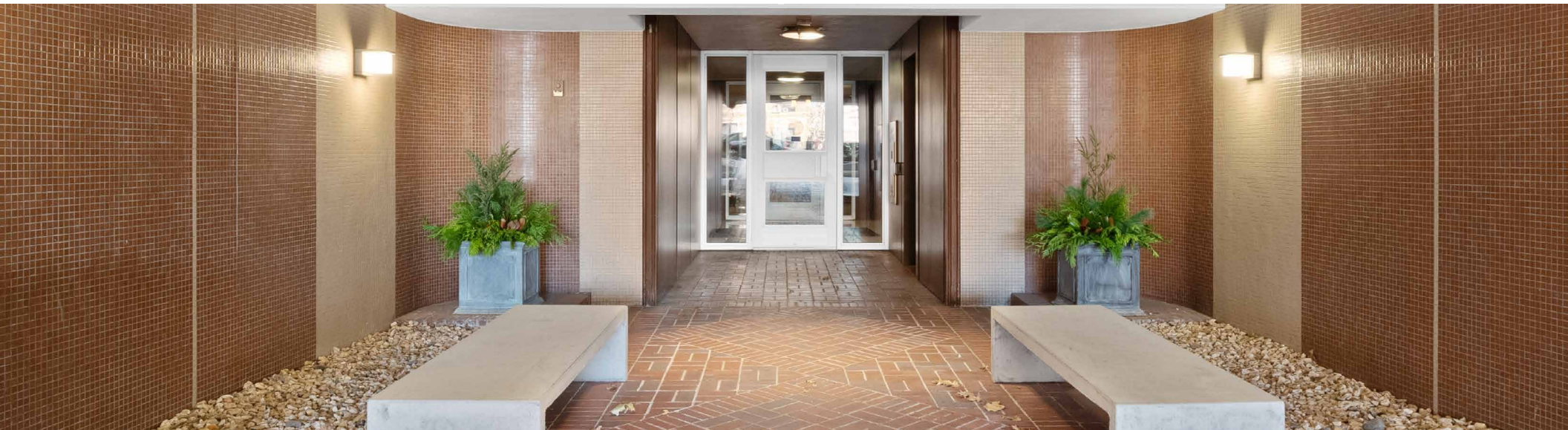
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# PROPERTY PHOTOS

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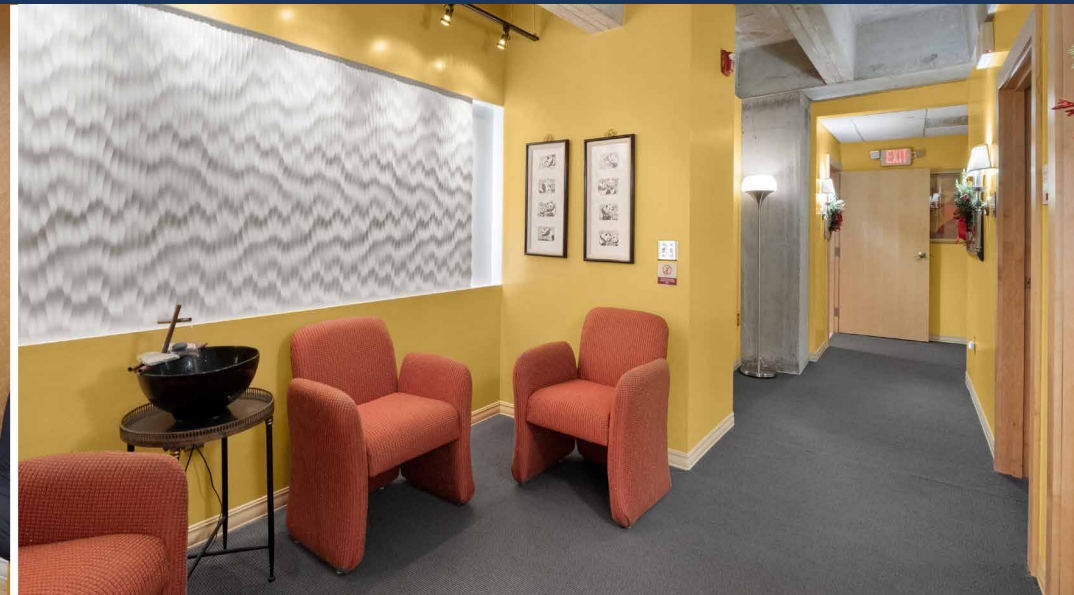
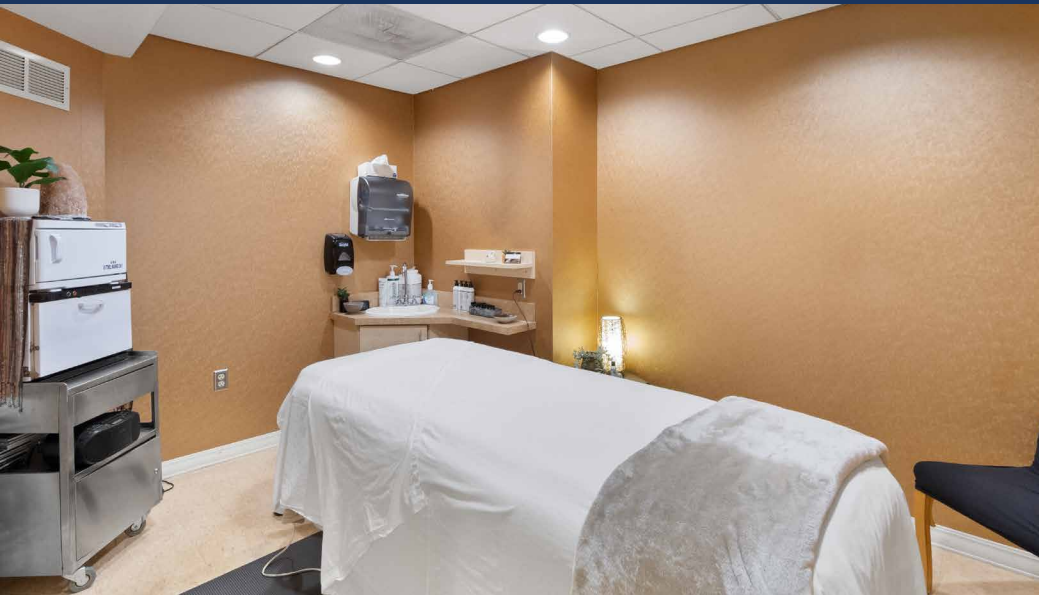
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