

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117



ShawverGroup.com
816.213.9578

Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

PROPERTY HIGHLIGHTS

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117

LOCATION

4531 NE 44th Terrace
Kansas City, MO 64117

AVAILABLE

±44,182 SF former school building on **2.5 AC**
Zoned R-6

SALE PRICE

\$2,500,000

POTENTIAL USES

- Private school
- Faith-based organization
- Daycare or adult daycare*
- Assisted living or nursing home*
- Non-profit housing and wrap-around services*
- Residential redevelopment possible

* Special use permit



PROPERTY HIGHLIGHTS

- Well-maintained former elementary school, available due to district consolidation for the 2025-2026 school year
- Large classroom wings and administrative offices
- Full gymnasium
- Cafeteria with commercial kitchen and hood
- Media center/library
- Outdoor playground and green space
- Ample on-site parking
- Conveniently situated in an established neighborhood in close proximity to I-35

SHAWVER
GROUP
COMMERCIAL REAL ESTATE
816.213.9578

Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

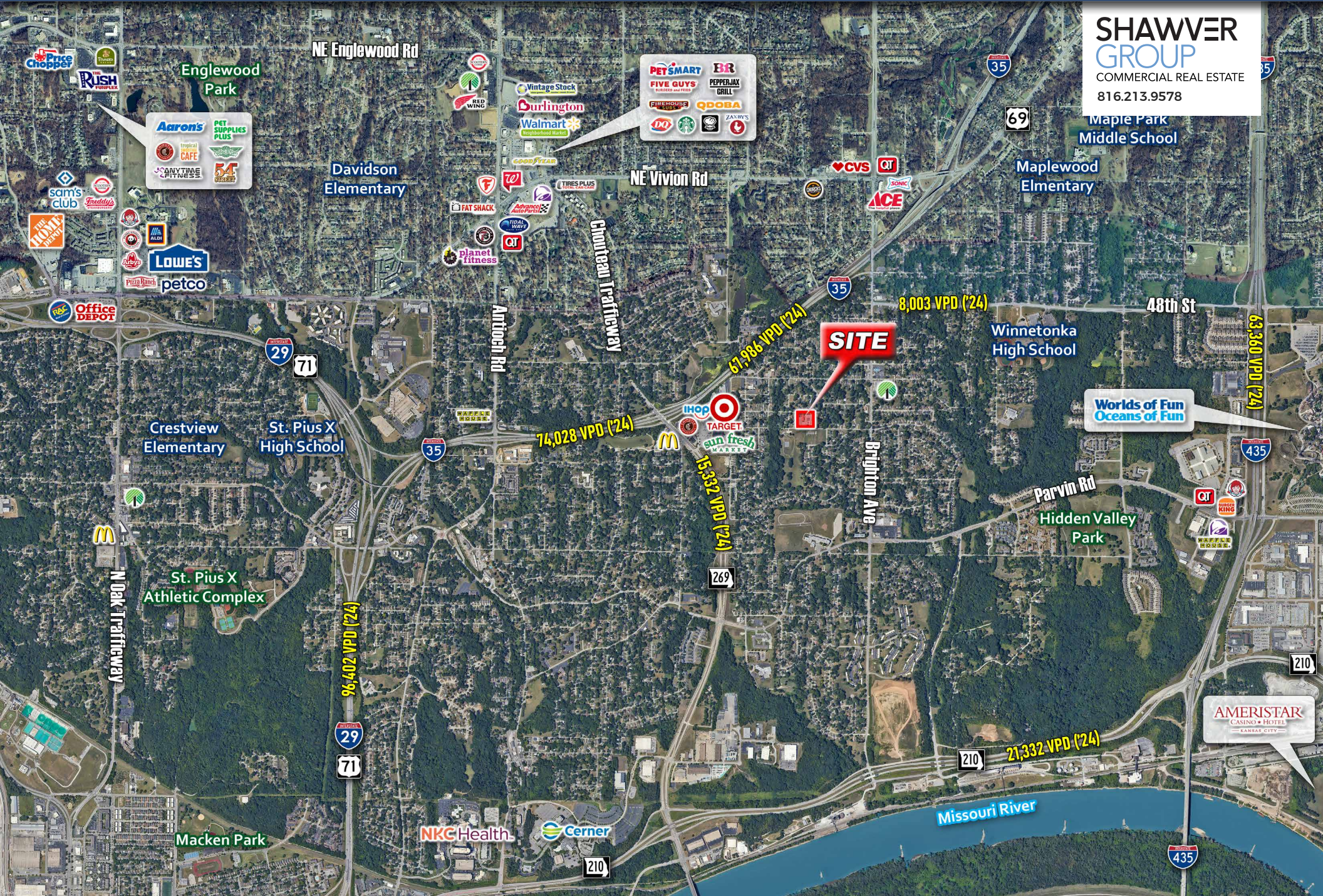
WIDE
AERIAL

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117

Joanna Shawver
joanna@shawvergroup.com
816.213.9578

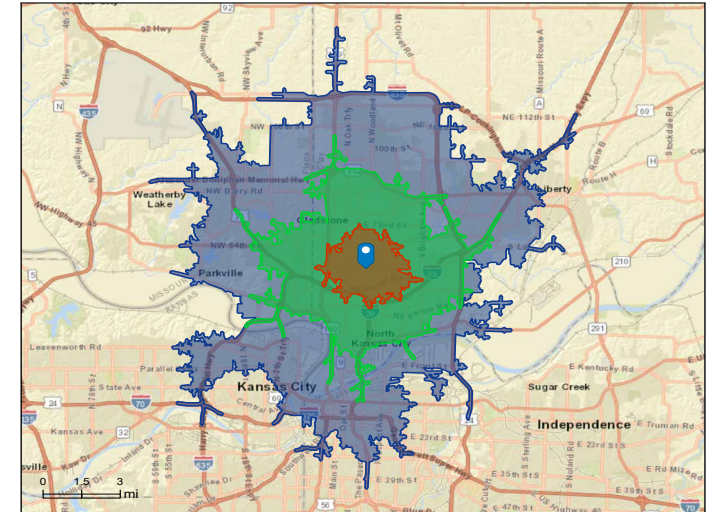
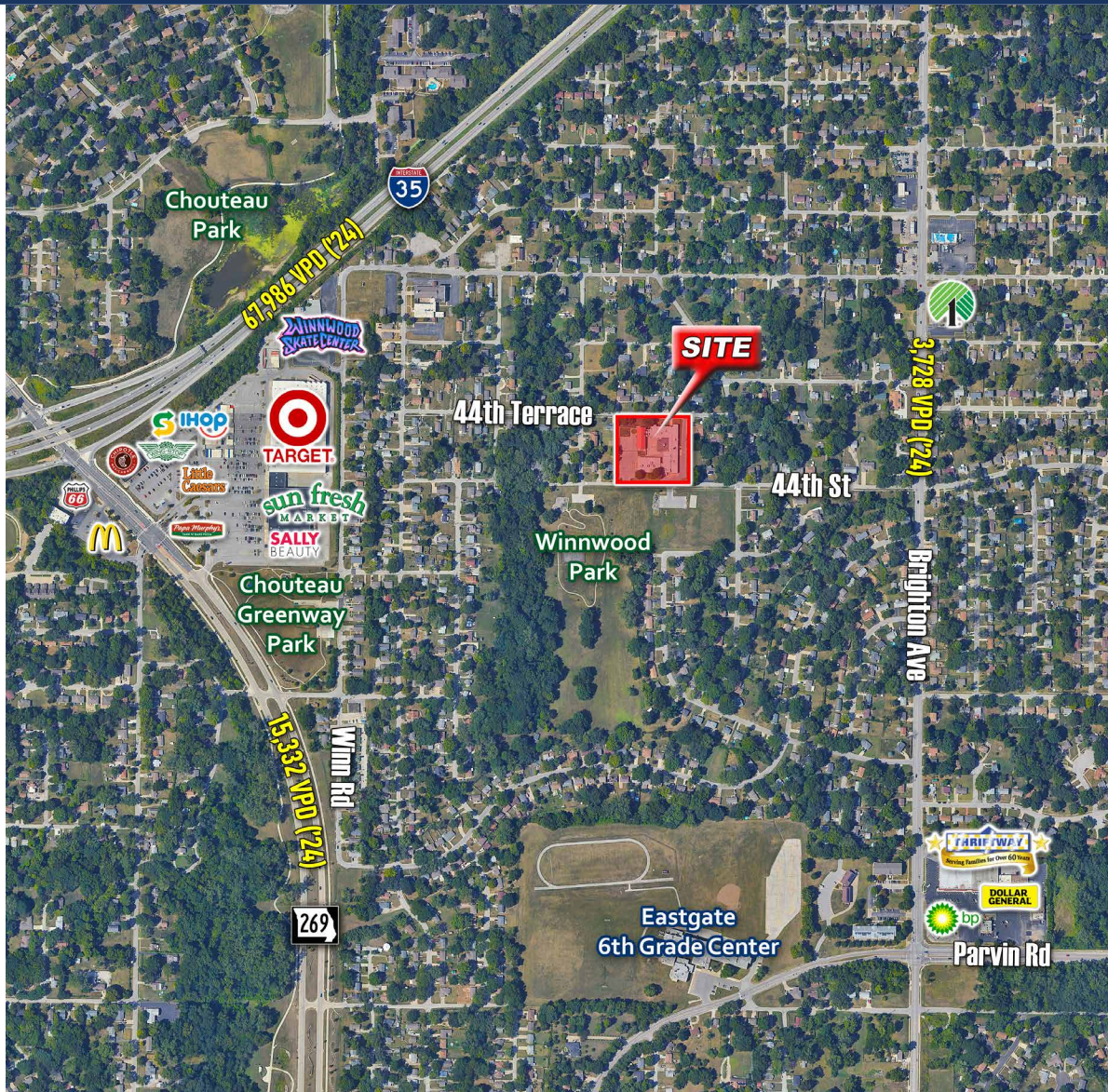
**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE
816.213.9578



SITE AERIAL & DEMOS

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117



DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	15,728	73,386	304,073
Households	6,612	31,656	127,483
AVG HH Income	\$81,374	\$93,122	\$97,247
Median Age	36.9	37.7	36.3

**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE
816.213.9578

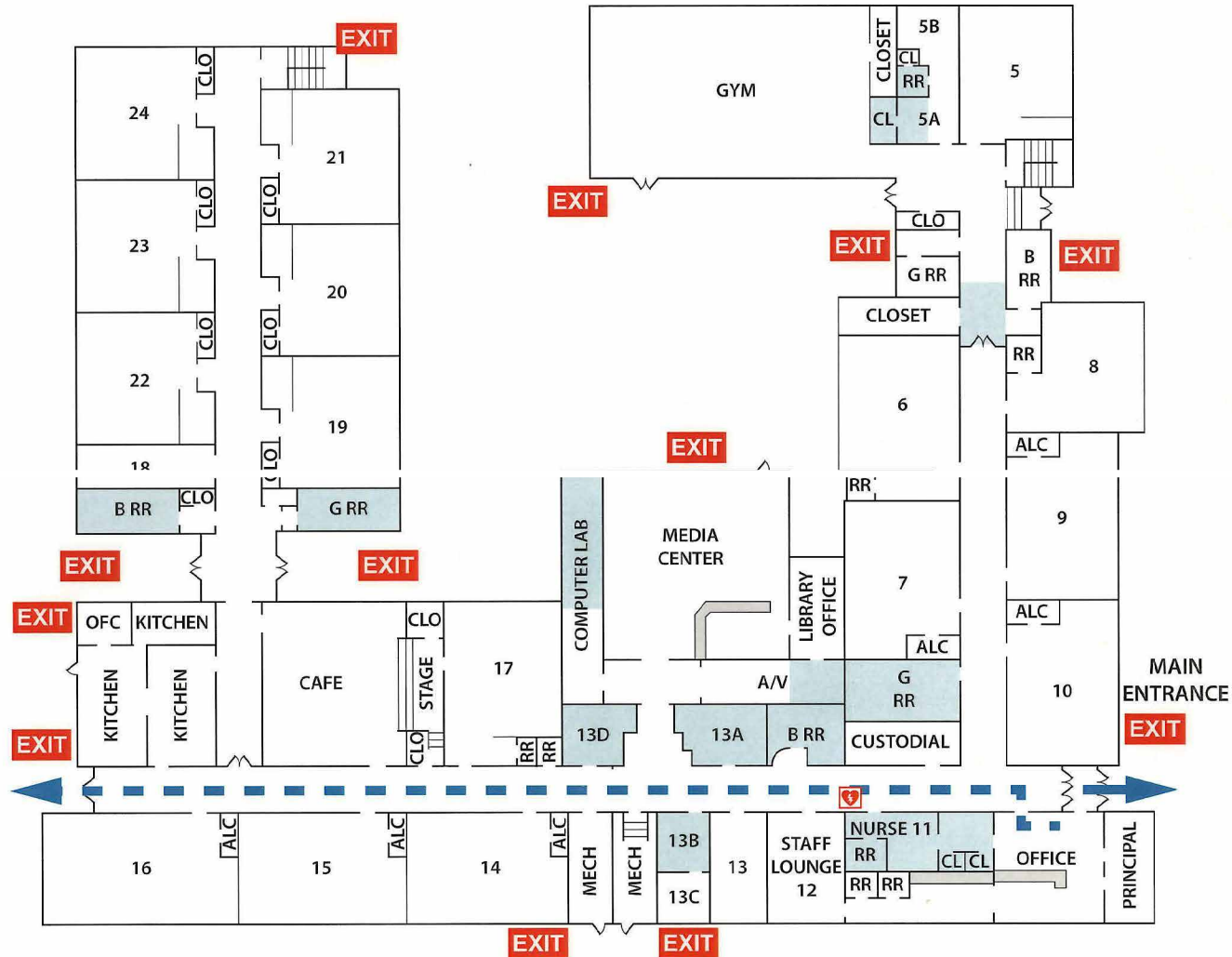
Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

MAIN LEVEL LAYOUT

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117



SHAWVER
GROUP
COMMERCIAL REAL ESTATE
816.213.9578

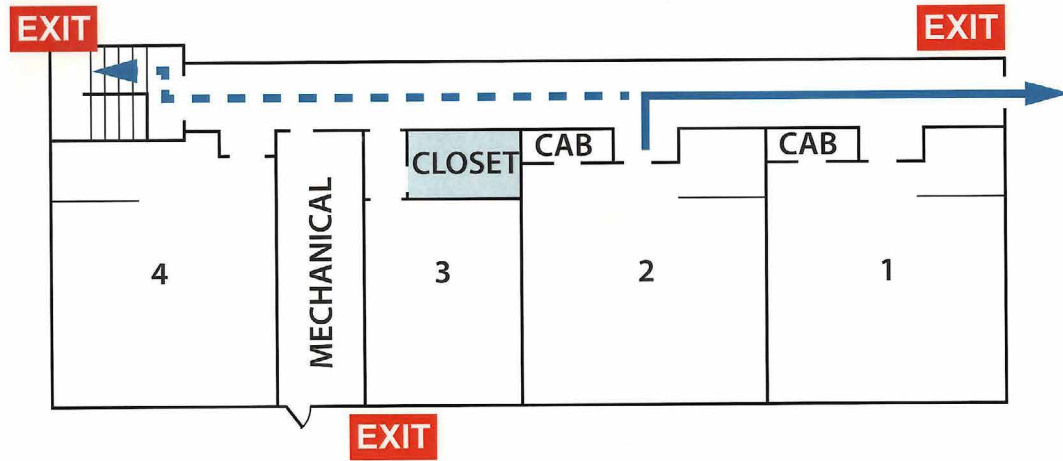
Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

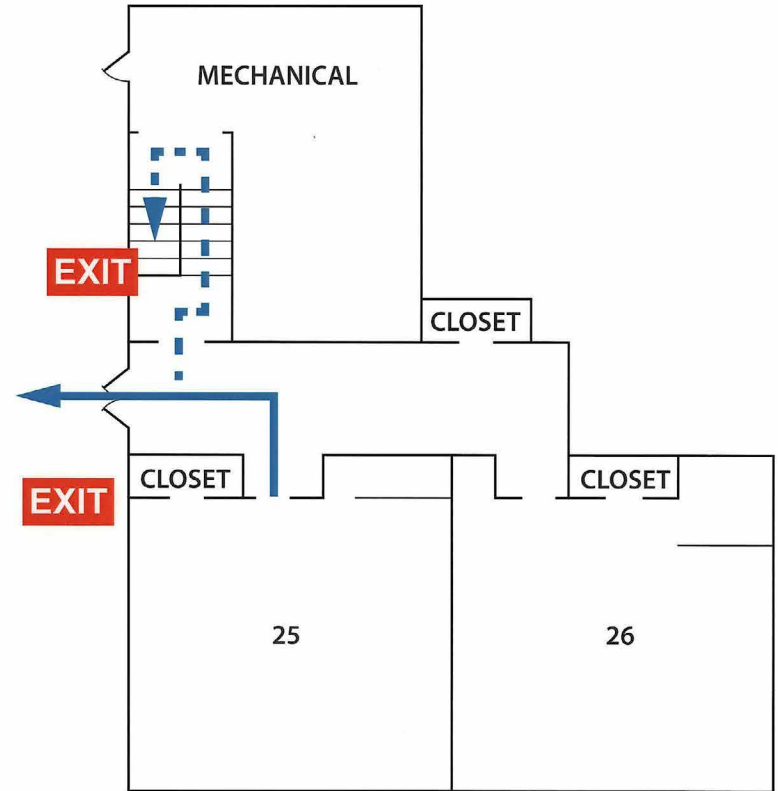
LOWER LEVEL LAYOUTS

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117



LOWER LEVEL NORTH



LOWER LEVEL SOUTH

SHAWVER
GROUP

COMMERCIAL REAL ESTATE

816.213.9578

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

EXTERIOR PHOTOS

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117



**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE
816.213.9578

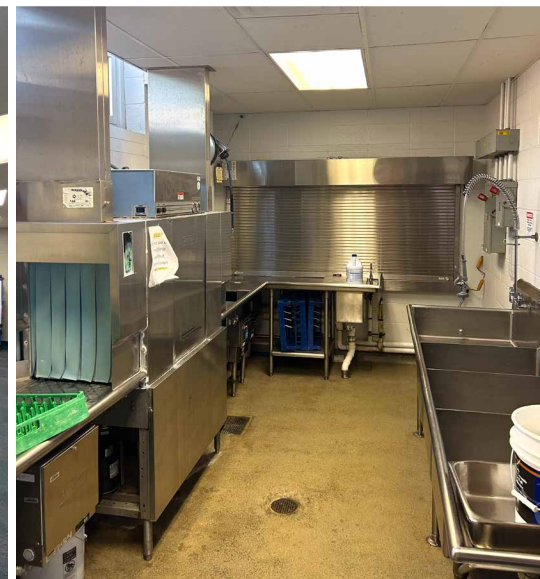
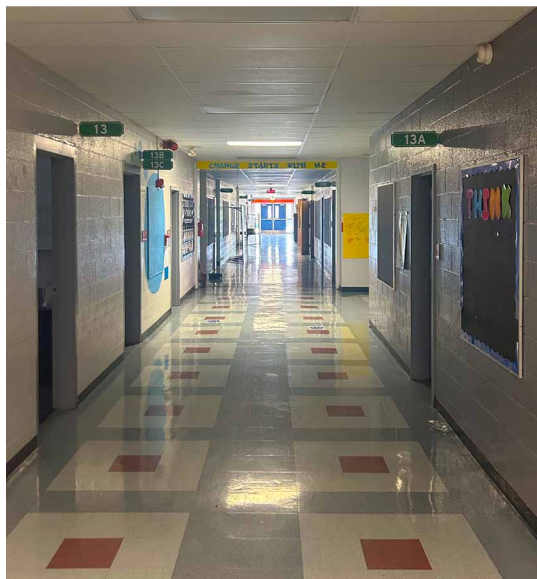
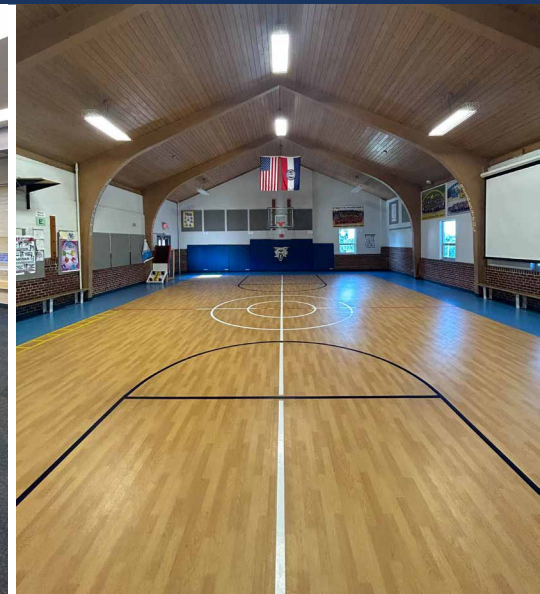
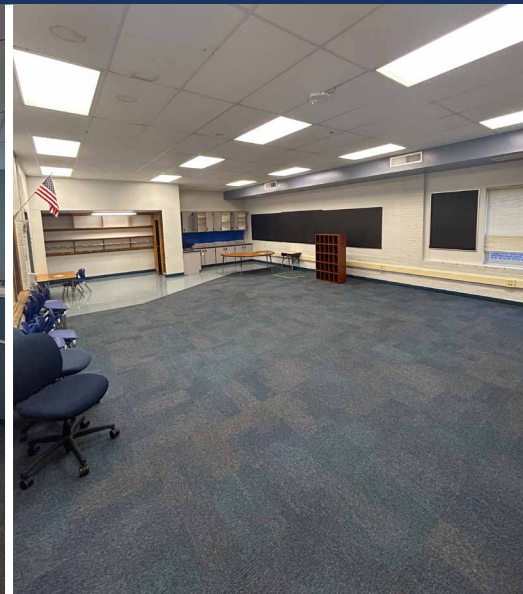
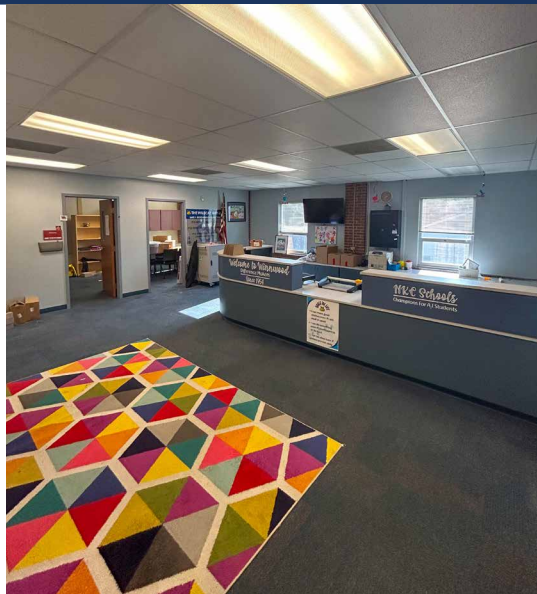
Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

INTERIOR PHOTOS

FORMER ELEMENTARY SCHOOL AVAILABLE

4531 NE 44th Terrace, Kansas City, MO 64117



**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE
816.213.9578

Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.