SHAWVER GROUP
COMMERCIAL REAL ESTATE

FOR SALE

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

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."

PROPERTY HIGHLIGHTS

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LOCATION

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Kansas City, MO 64117

AVAILABLE

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

SALE PRICE

$1,900,000

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

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WIDE AERIAL

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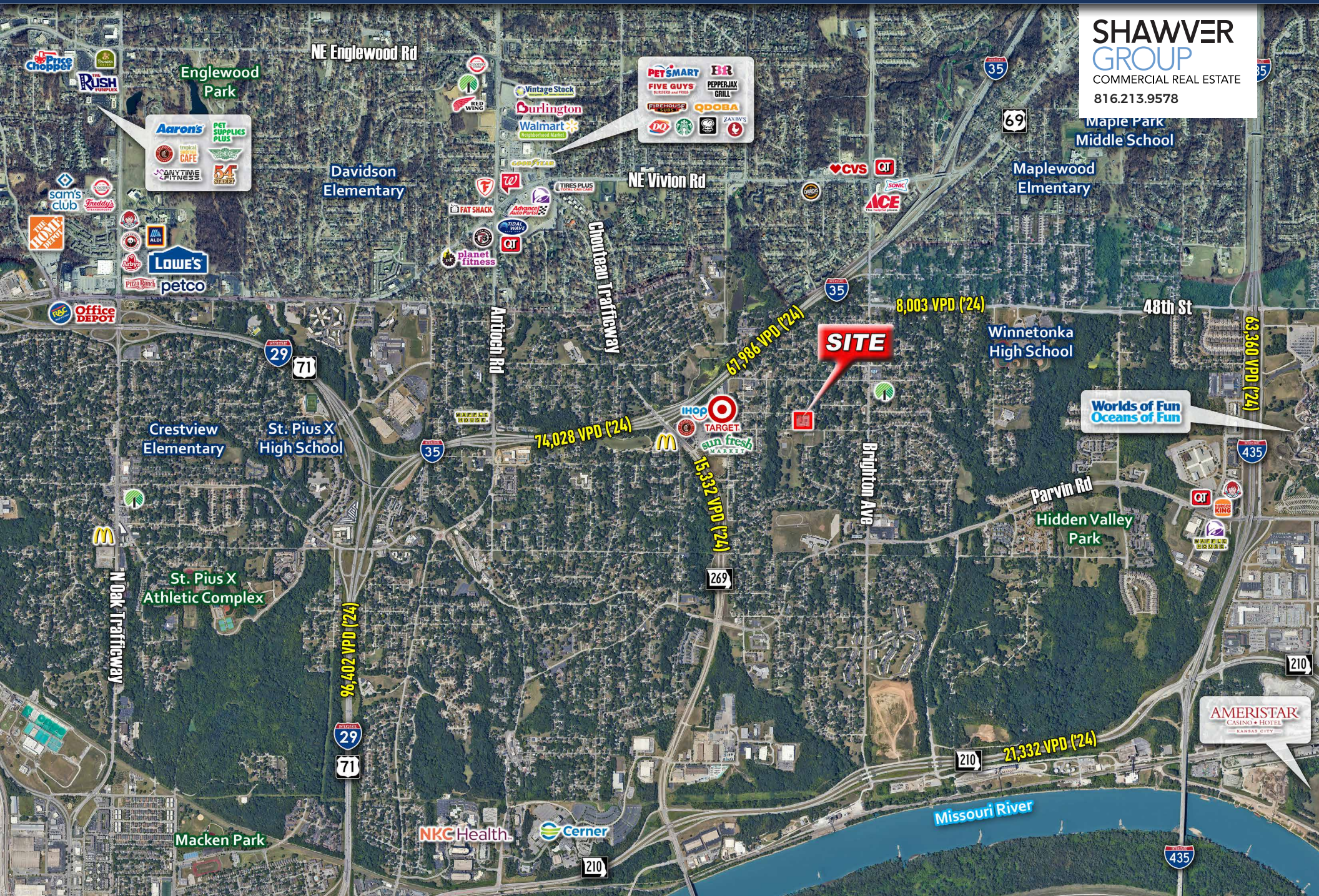

SITE AERIAL & DEMOS

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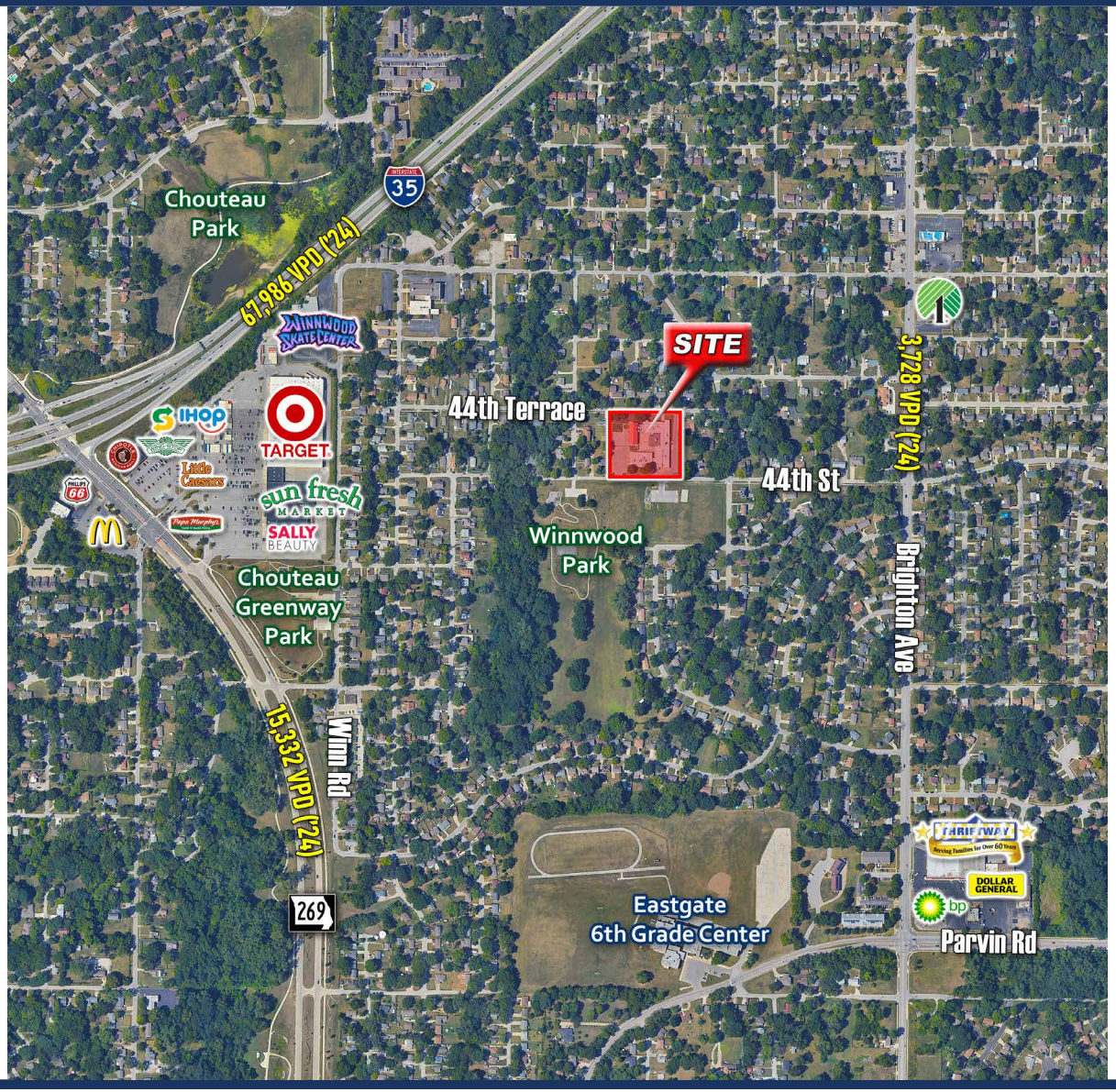

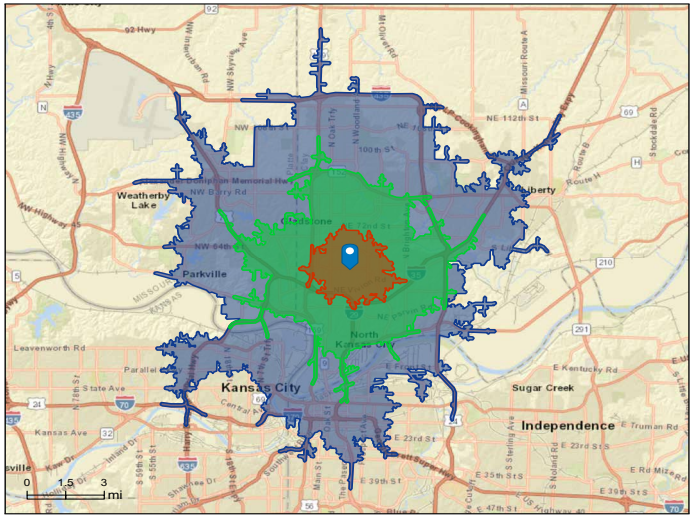

DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	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

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MAIN LEVEL LAYOUT

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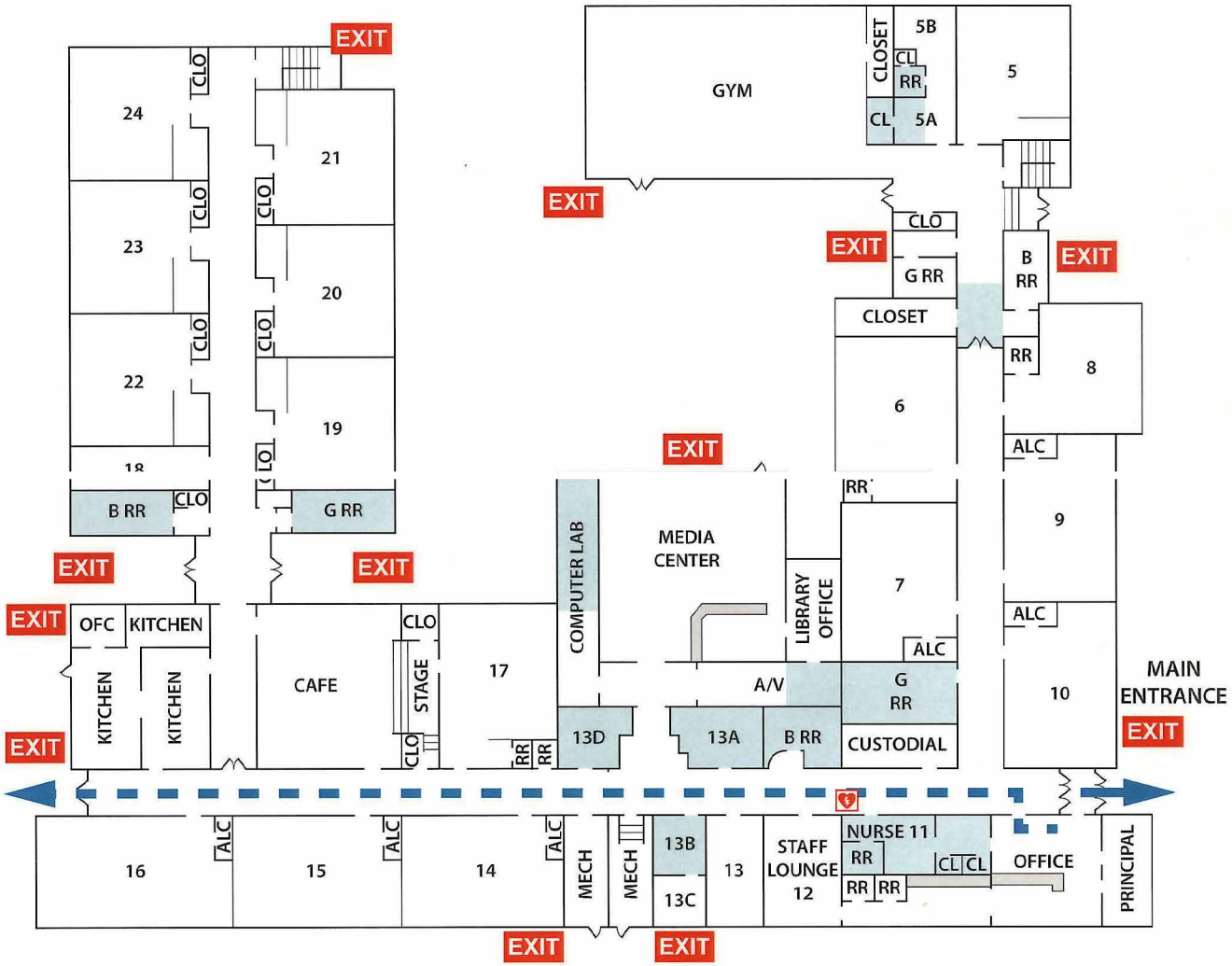

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LOWER LEVEL LAYOUTS

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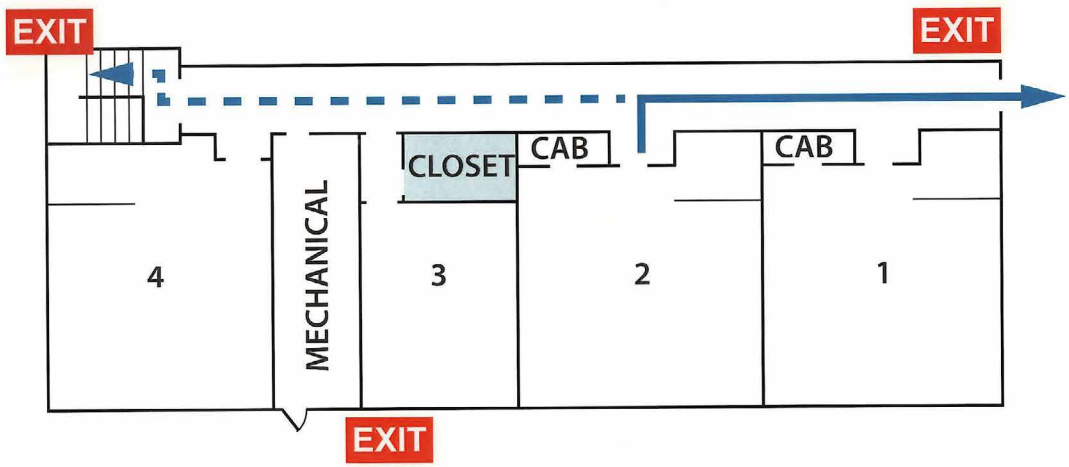

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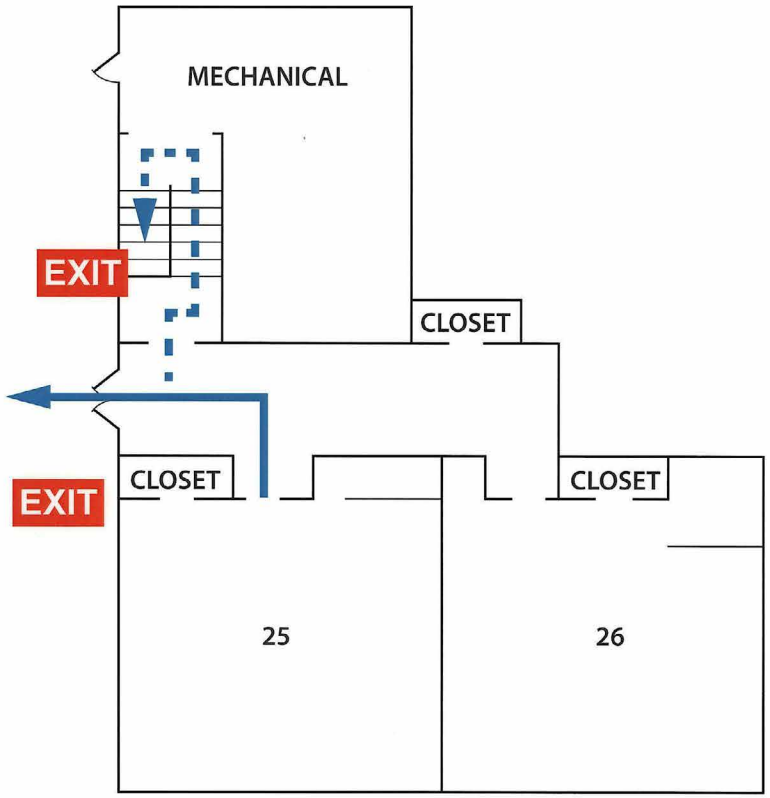
LOWER LEVEL NORTH



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LOWER LEVEL SOUTH

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EXTERIOR PHOTOS

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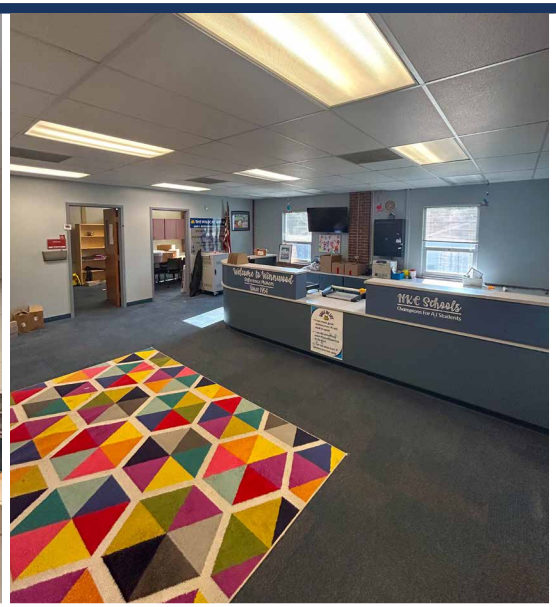

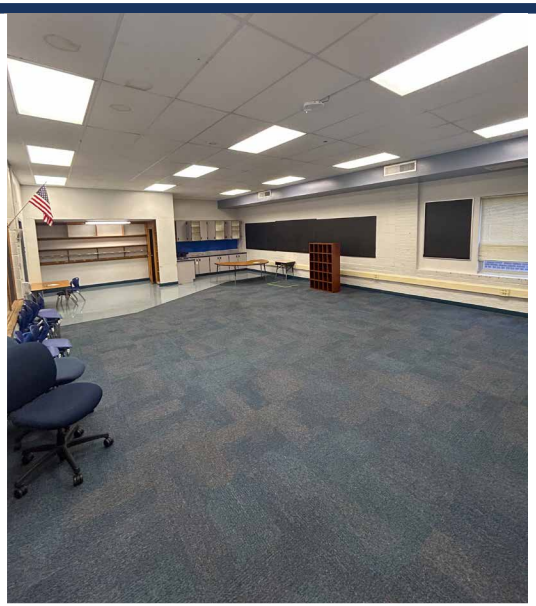

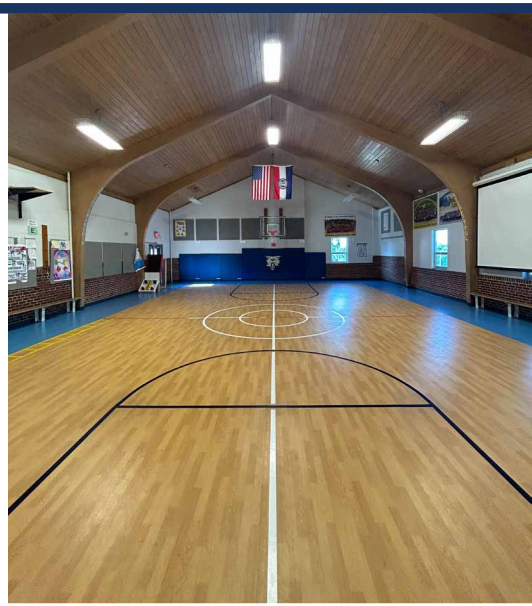

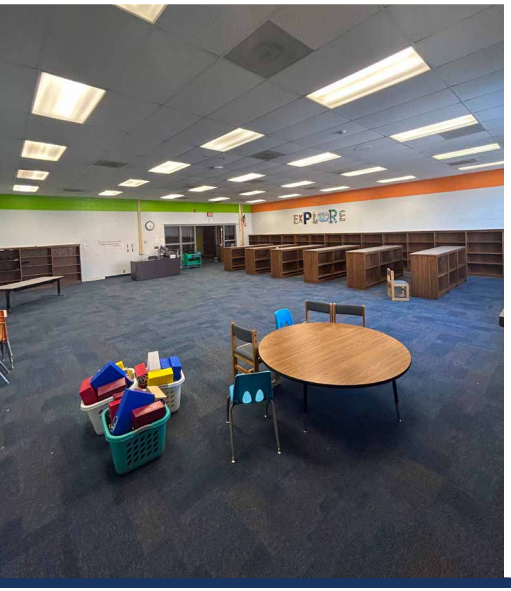

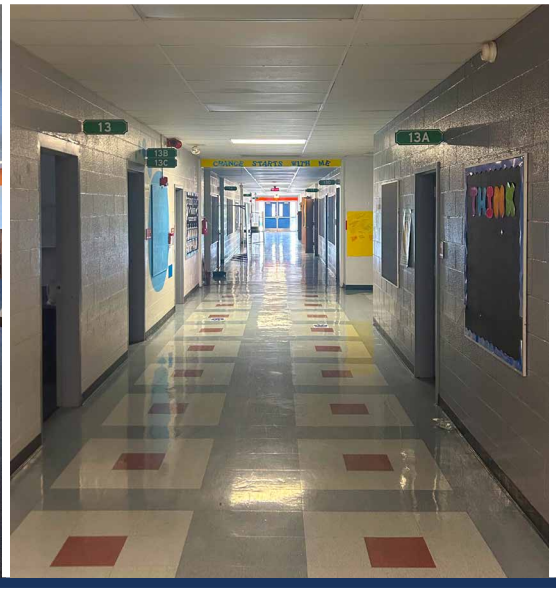

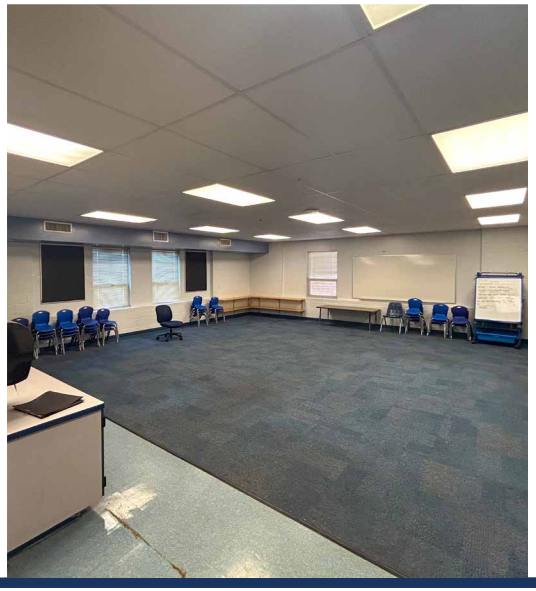

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