

104 NE 72<sup>ND</sup> STREET  
GLADSTONE, MISSOURI 64118



**Kessinger  
Hunter**

COMMERCIAL REAL ESTATE  
INDEPENDENTLY OWNED AND OPERATED

**OFFICE FOR SALE OR LEASE | 12,936 SF**

**REDUCED SALE PRICE**



### PROPERTY FEATURES

- Great access to 169 Highway
- Ideal for owner/user with **over \$6,300.00 per month income from property**
- Signage available
- Owner occupies 3,360 SF and is open to a sale lease-back
- Direct access to individual suites
- 4/1000 parking (45 total spaces) on three sides of the building



### BUILDING FEATURES

TOTAL SQUARE FEET	12,936+ SF
LEASE RATE	\$13.00 - \$15.00 Modified Gross
SALE PRICE	\$950,000 <b>\$905,000</b>

For more information, please contact:

**SHARON GARTIN, SIOR**  
Office Brokerage  
816.936.8521  
[sgartin@kessingerhunter.com](mailto:sgartin@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)

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PROFORMA  
AS IS SCENARIO w/VACANCY @ MARKET

Potential Gross Income	Total/Yr	Per SF
Rental Income – Occupied	\$80,149	\$6.20
Rental Income – Vacant	<u>\$52,458</u>	\$4.06
<b>Total</b>	\$132,607	\$10.25
<b>Vacancy &amp; Collection Loss @ 10.0%</b>	<b><u>(\$13,261)</u></b>	
Effective Gross Income	\$119,346	\$9.23
<b>Expenses</b>		
Real Estate Tax - County	\$14,816	\$1.15
Insurance	\$3,750	\$0.29
Property Management	\$7,161	\$0.55
Maintenance and Repairs	\$5,659	\$0.44
Administrative	\$1,200	\$0.09
Utilities	<u>\$5,326</u>	<u>\$0.41</u>
<b>Total Expenses</b>	<b>\$37,911</b>	<b>\$2.93</b>
Net Operating Income	<b>\$81,435</b>	<b>\$6.30</b>

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Rent Roll			
Tenant	Suite	Square Footage	Monthly Lease Payment
Gregory Leyh, P.C.	A, B	3,360	\$3,000.00
Terry Presko Insurance Agency (Farmer's Insurance)	C	792	\$825.00
Vacant	D, E, F	2,226	\$0.00
Northland Pet Pantry	G	1,680	\$0.00
Vacant	I	1,726	\$0.00
Smokehouse BBQ	J, K	1,726	\$1,654.09
Metro Public Safety	L	1,426	\$1,200.00
<b>TOTAL</b>		<b><u>12,936</u></b>	<b><u>\$6,679.09</u></b>



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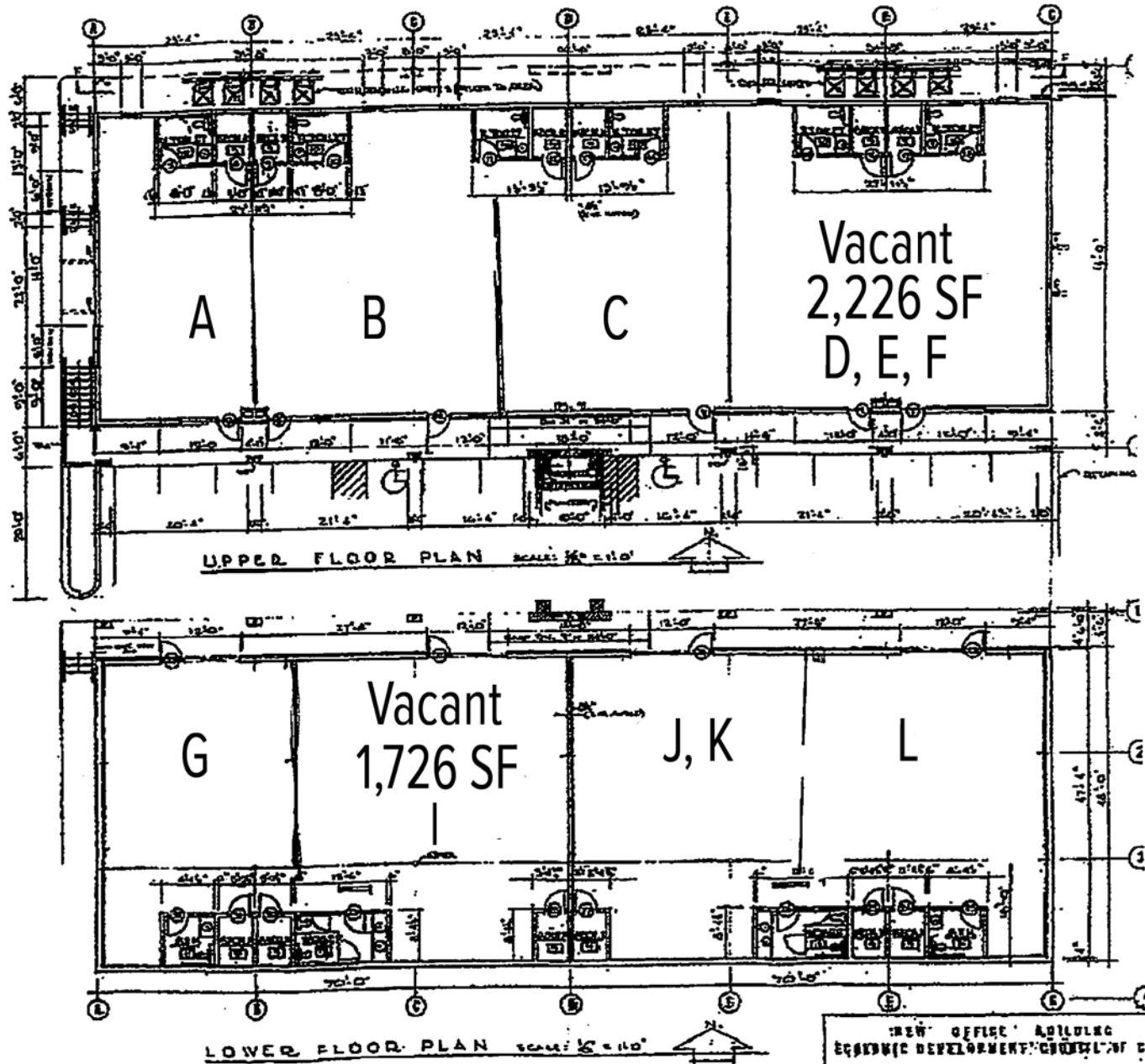
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KH

Est. 1879

## Office Building / Floor Plans



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