

# WEST PLAZA REDEVELOPMENT OPPORTUNITY

PERFECT FOR CAFÉ / RESTAURANT / OR MIXED USE

1702 W. 45<sup>th</sup> Street, Kansas City, MO



**THE TIEHEN GROUP**  
INC.

Listing Presented by:

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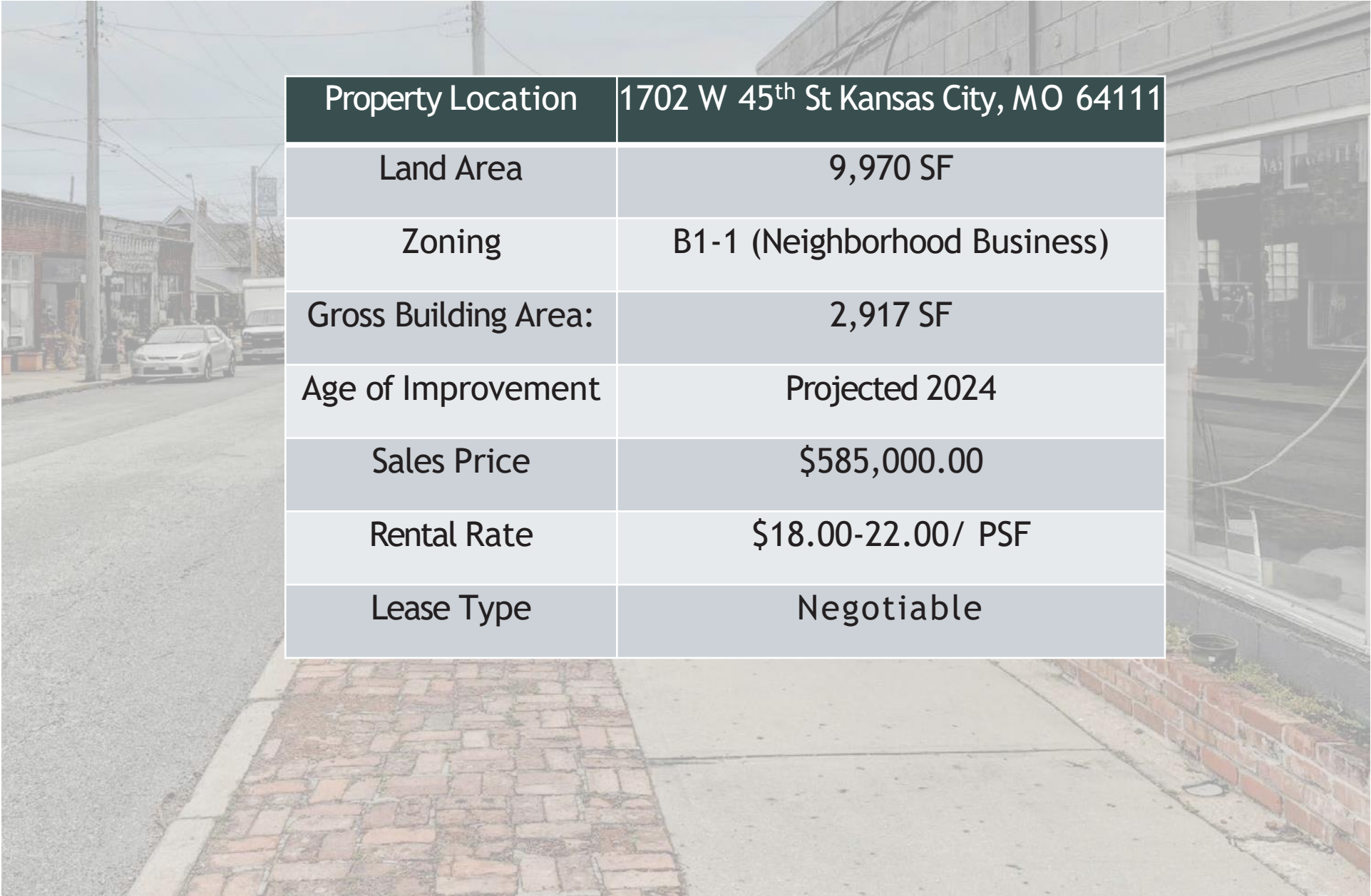
# 1702 W. 45<sup>th</sup> Street, Kansas City, MO



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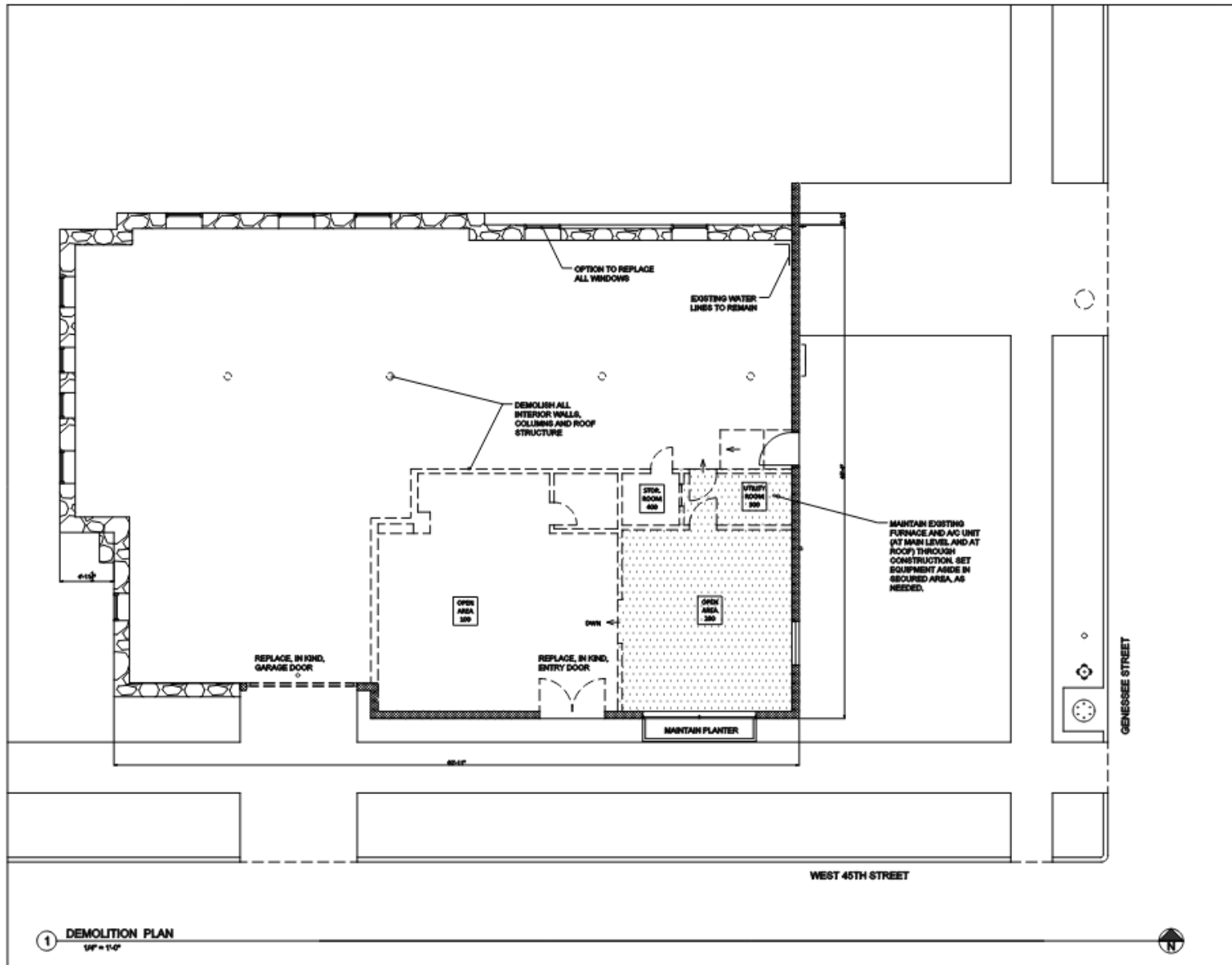
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# EXECUTIVE SUMMARY



Property Location	1702 W 45 <sup>th</sup> St Kansas City, MO 64111
Land Area	9,970 SF
Zoning	B1-1 (Neighborhood Business)
Gross Building Area:	2,917 SF
Age of Improvement	Projected 2024
Sales Price	\$585,000.00
Rental Rate	\$18.00-22.00/ PSF
Lease Type	Negotiable

# CURRENT FLOOR PLAN



## Redevelopment Opportunity in the West Plaza

- Unique opportunity on Antique Row, one of KC's most charming streets.
- Owner willing to cover retro-fit cost, building currently in shell condition.
- Adjacent garden area primed for outdoor patio space.
- Perfect space for dive restaurant or café.
- Few minutes from Country Club Plaza / Westport/ KU Med.



## THE VISION

1702 W 45<sup>th</sup> St presents a blank canvas waiting to be designed by its next user. A nearly 3000 SF building located in the heart of the West Plaza, one of the most affluent neighborhoods in KC, gives a new user the opportunity to create a staple of Kansas City. With the strategic location on the edge of Antique Row, the new user will be able to draw in crowds from weekend shoppers, regular everyday traffic from residential neighbors, and students from nearby KU Med, or professionals working on the Plaza. This quaint space, waiting to be developed, would be perfect for a dive restaurant, café/diner, or any other establishment looking to thrive in a trendy location.

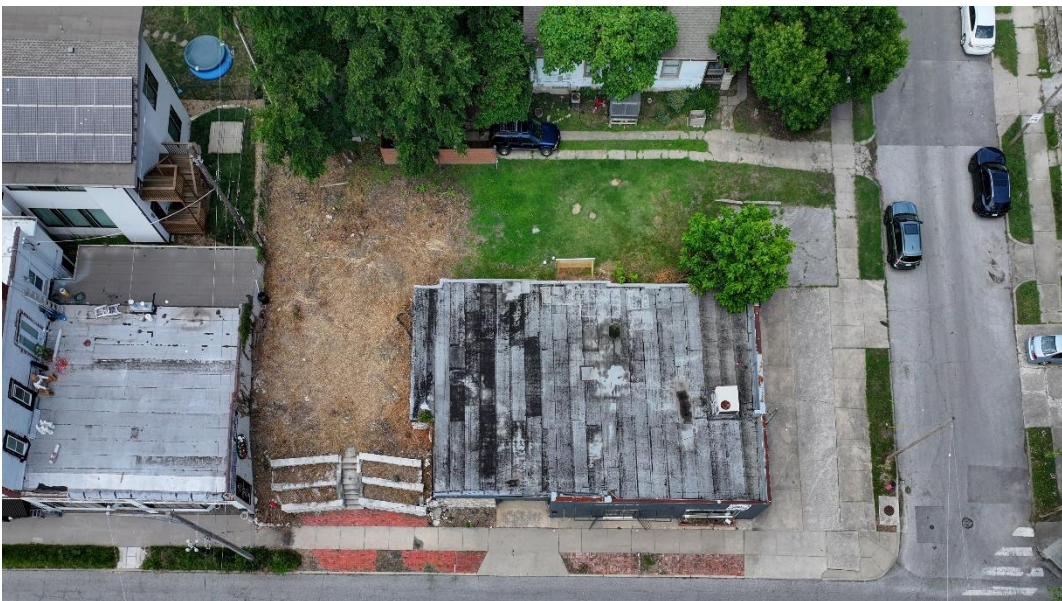


# MULTIFAMILY DEVELOPMENT

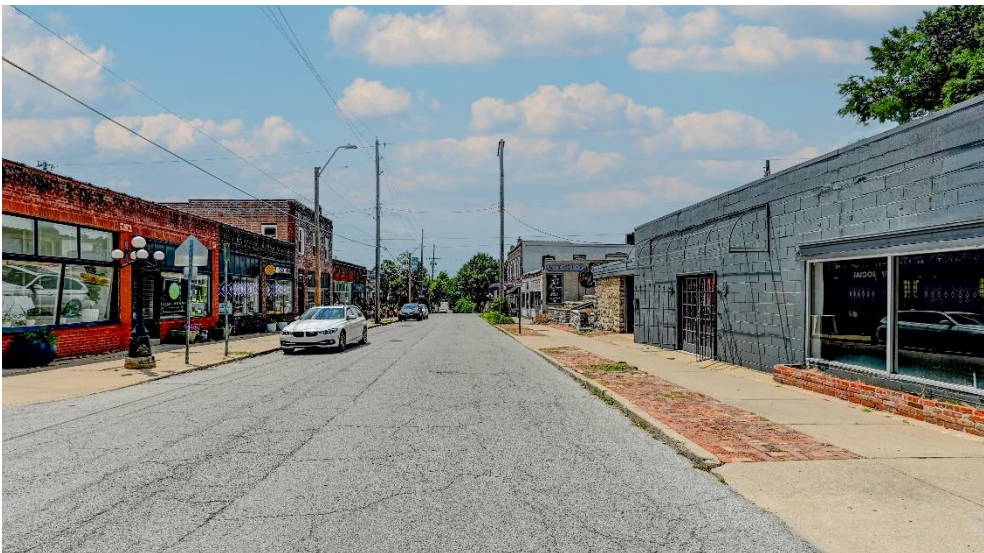
1702 W 45<sup>th</sup> St also presents an opportunity for multifamily development. With neighborhood approval, this property would allow for a two story, eight-unit apartment building with off street parking.



# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# INTERIOR PHOTOS





# THE TIEHEN GROUP TEAM

## NICK AMBROSIO - MULTI FAMILY REAL ESTATE BROKER

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Nick Ambrosio has been working with The Tiehen Group since fall of 2019. Since then, he has successfully brokered over \$20m of investment sales opportunities. He was recently named to the Kansas City Business Journal's List of "Heavy Hitters" for Commercial Real Estate for a second consecutive year. He also serves on the board of the Kansas City Regional Association for Realtors (KCRAR).

Nick is graduate of the University of Kansas where he studied Finance and worked as a leasing agent. Nick's financial background along with his multi-family experience, allows him to accurately value investment properties.

Nick@tiehengroup.com | 913-439-9332 | 913-648-1188 ext. 24

## JACK MCGUIRE - INVESTMENT SALES ASSOCIATE

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Jack McGuire began working with the Tiehen Group in June of 2024. Jack is a graduate of Kansas State University where he studied Economics and Professional Selling.

jack@tiehengroup.com | 816-398-1562

## JIM TIEHEN, CCIM, CPM - FOUNDER / PRESIDENT

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Jim Tiehen is a commercial real estate professional and the founder of The Tiehen Group, Inc. Jim has more than 40 years of experience in the real estate profession and one of only a few people to hold both the Certified Property Manager (CPM) and Certified Commercial Investment Member (CCIM) designations.

As Founder & President of The Tiehen Group, Inc., Jim is responsible for overseeing the execution of the company's strategic plan while advising on all operational aspects of the company to assist investors and stakeholders in the acquisition, renovation, and management of residential and commercial real estate.

The Tiehen Group, Inc. was established in 1995 to assist property owners and investors in the acquisition, renovation, management and disposition of income-producing real estate. The firm has extensive experience offering unique hands-on real estate services for office buildings, retail centers, and multi-family apartment communities.

## MIKE TIEHEN, GRI - CEO

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An entrepreneur, property manager and real estate broker, Mike is affiliated with LeasingKC and The Tiehen Group, Inc. As CEO of The Tiehen Group, Inc, Mike oversees the commercial property management, brokerage and renovation divisions. Mike is also co-owner of LeasingKC.com, an online rental marketing company specializing in advertising residential rentals, from large-scale apartment communities to single-family homes, townhomes, condos and lofts.

In recent years, Mike has been successful overseeing over \$25 million in large-scale renovation projects as the lead project manager, brokering over \$100 million of real estate transactions and managing over 2 million sq/ft of multi-family/commercial space. Mike's background in new construction, sales and marketing, and property management gives him a diverse perspective to offer investors and clients. His Graduate of Real Estate Institute (GRI) designation and CCIM course completions are a testament to his commitment to real estate and knowledge of the industry.

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# CONFIDENTIALITY & DISCLAIMER

The enclosed property summary includes assumptions and projections, which represent a prediction of future events and assumptions which may or may not occur. Absolutely no tax or legal advice is being implied or given. These projections may not and should not be relied upon to indicate results, which might be obtained. Income collected and expenses incurred will vary depending upon the type of management employed. Therefore, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as might interest them in this purchase, and THE TIEHEN GROUP, INC., makes no warranty as to the accuracy of such information. Those interested are expected to acquaint themselves with the property, and to arrive at their own conclusions as to physical condition, number and occupancy of revenue producing units, estimates of operating costs, tax matters, and any factors bearing upon valuation of the property.

Please, do not visit the property without an appointment.

Contact Nick Ambrosio for a CA - [nick@tiehengroup.com](mailto:nick@tiehengroup.com) / 913-439-9332. We appreciate your compliance and look forward to hearing from you.

**THE Tiehen Group**  
INC.

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