



COMMERCIAL CONDO SALE

The Fountains at SoHo

712 BROADWAY BOULEVARD

Kansas City, MO 64105

PRESENTED BY:

C. STERLING SCOTT, CCIM

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MO #1999021979

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,055,780 (\$110 psf)
NUMBER OF UNITS:	3
CONDO SIZE:	9,598 SF

PROPERTY DESCRIPTION

Beautifully ornate and detailed in gray/taupe load-bearing brick, the Fountain Lofts rests on the bustling corner of West 8th and Broadway Boulevard in Downtown Kansas City. This eight-story historic structure displays historic charm with heavy timber ceilings and large windows. The first two floors are commercial with the top floors being residential. All Tenants enjoy the luxury Club Room complete with a full kitchen and dining area, or the Theater Room to watch movies or games on a 96’ big screen. The Fountain Lofts also includes a fitness center with modern equipment and a hot tub room!

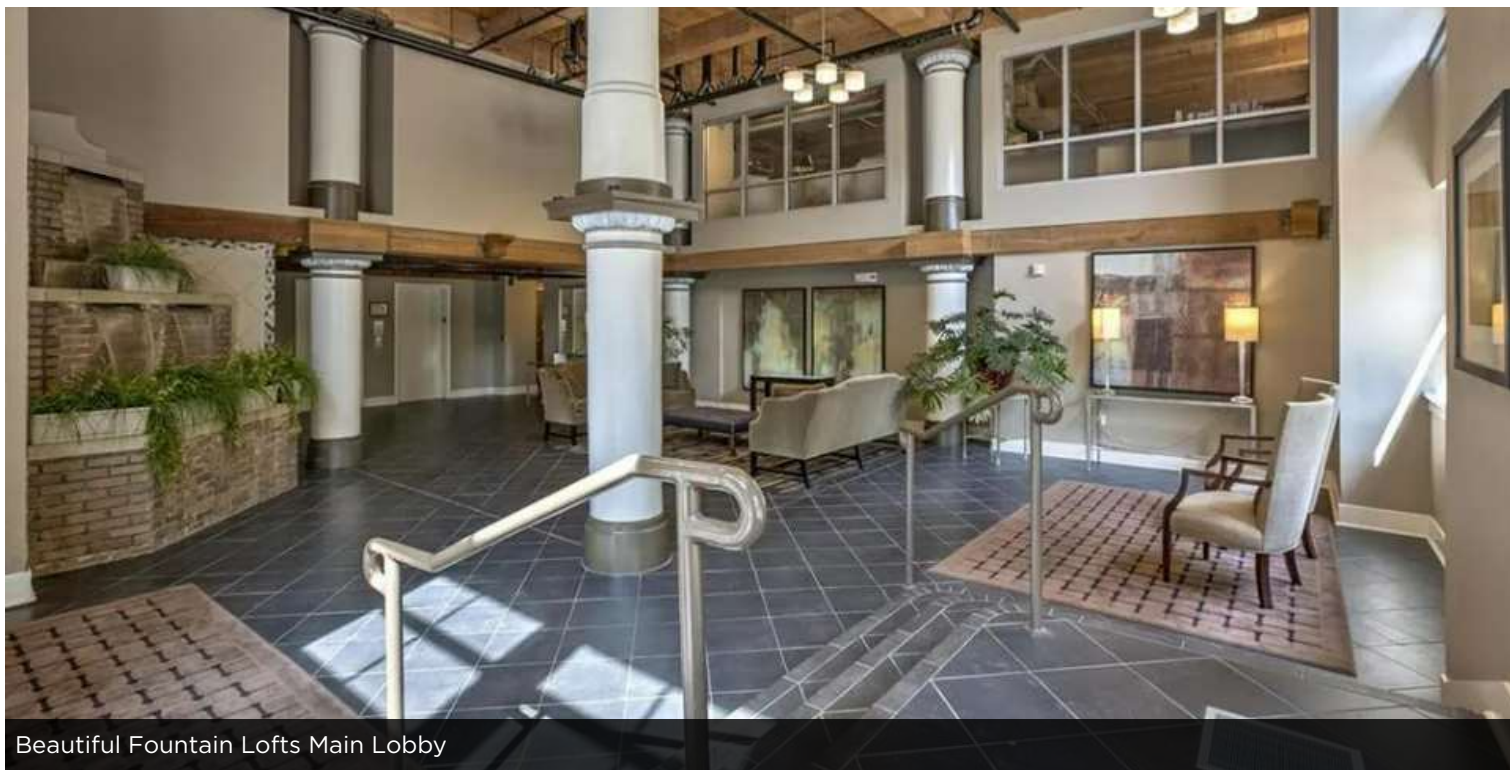
PROPERTY HIGHLIGHTS

- Historic SoHo District Condo Opportunity
- 9,598 sf Commercial Condo on first two floors
- 2,209 sf on 2nd floor Available for User/Investor
- First floor condo is leased to a Law Firm
- Club Room, Theater Room, Fitness Center & Hot Tub

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COMMON AREA AMENITIES



Beautiful Fountain Lofts Main Lobby



Fitness Center



Large Club Room



Hot Tub Room

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FIRST FLOOR LAW FIRM SPACE



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SECOND FLOOR CONDO AVAILABLE



2,209 sf Condo space available on second floor for a user



Abundant windows, private offices, bullpen, kitchen and large restroom with changing facilities and shower

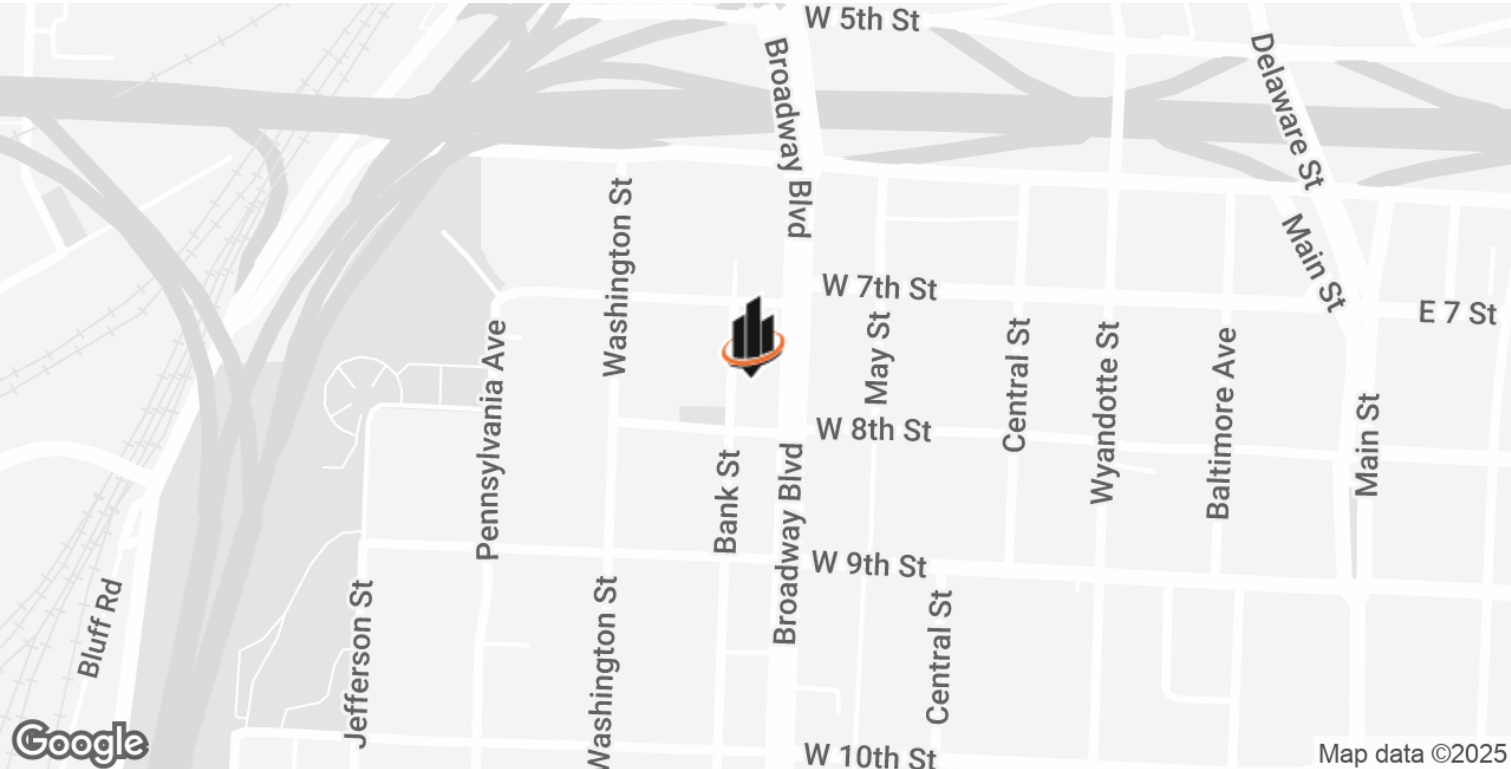
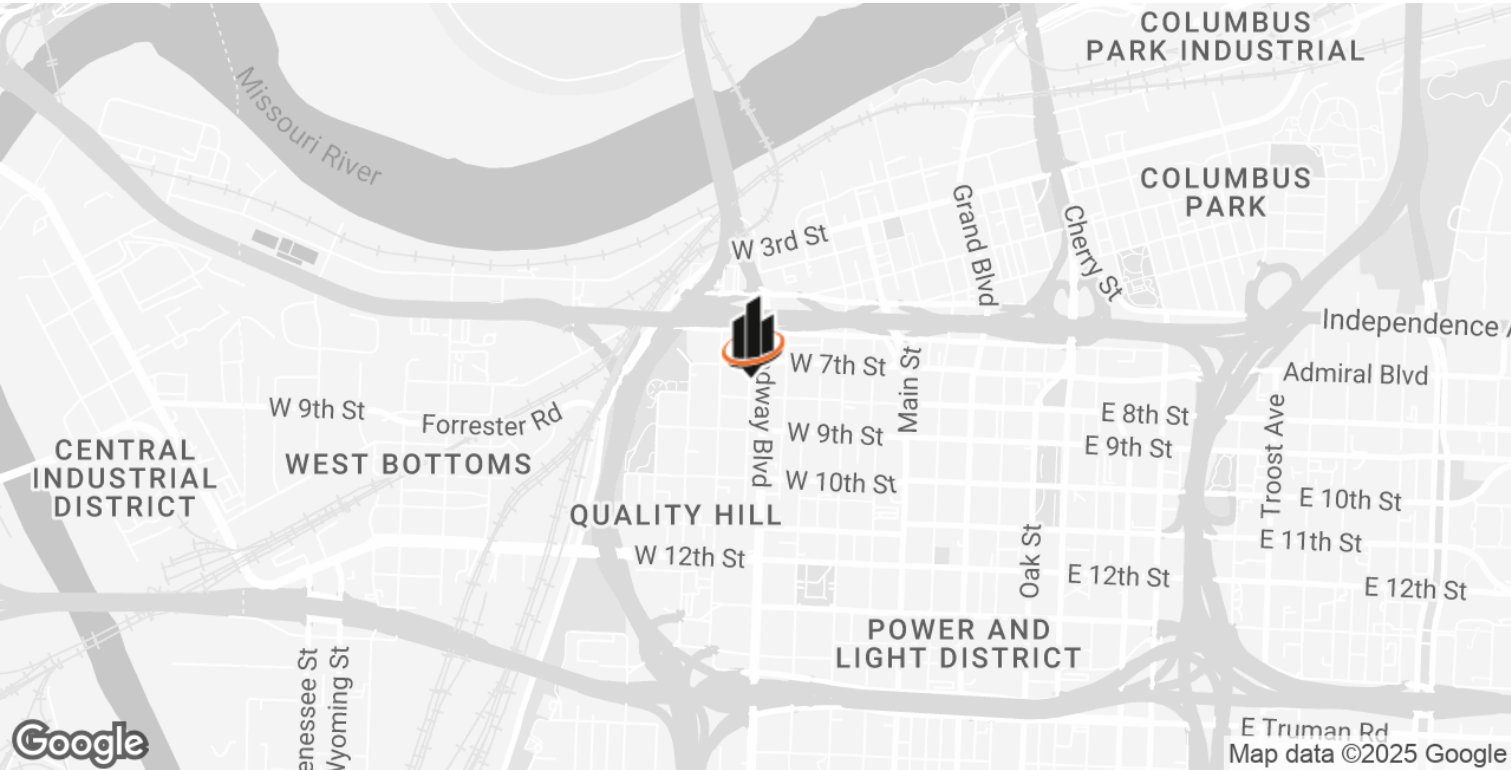
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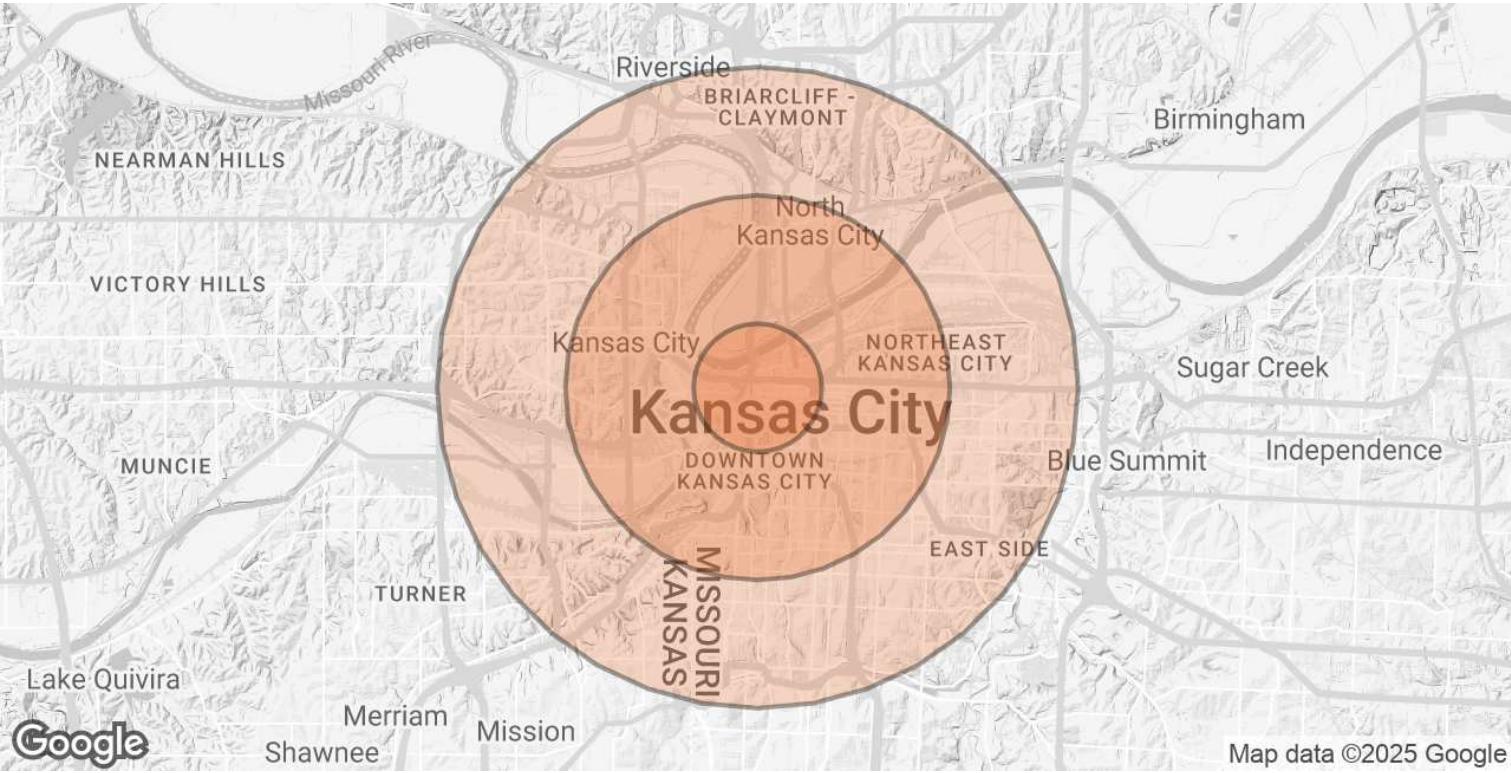
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,800	79,687	227,995
AVERAGE AGE	36	36	37
AVERAGE AGE (MALE)	37	36	36
AVERAGE AGE (FEMALE)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,635	35,462	98,297
# OF PERSONS PER HH	1.6	2.2	2.3
AVERAGE HH INCOME	\$89,337	\$67,234	\$68,676
AVERAGE HOUSE VALUE	\$303,143	\$250,697	\$229,776

Demographics data derived from AlphaMap

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