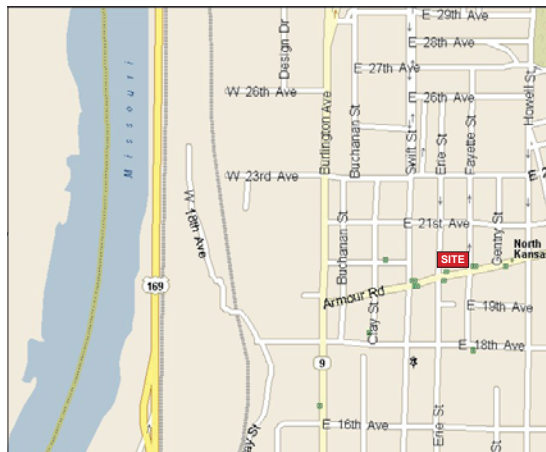


RETAIL / OFFICE SPACE FOR LEASE



2006 Fayette Armour North Kansas City, Missouri



- Approximately 1,541 SF Retail Space
- Retail, Showroom, or Office Use
- Prime Downtown Location
- Walkability to Shops, Restaurants, Services & Housing
- Competitive Lease Rate
- Excellent Hwy & Interstate Access
- No Earnings Tax
- State-of-the-art fiber optic internet access available through liNKCity
- Conference Room available for use at no charge

For more information, please contact:

Richard M. Lanning, Jr., SIOR, CPM, CCIM
rmlanning@ntrealty.com

OR

R. Thomas Demesko
tdemesko@ntrealty.com

(816) 221-2300



NT REALTY, INC.
1828 Swift, Suite 203, North Kansas City, Missouri 64116
Phone: (816) 221-2300 • Fax: (816) 221-2305
nfo@ntrealty.com • Website: www.ntrealty.com



Certified Property
Manager

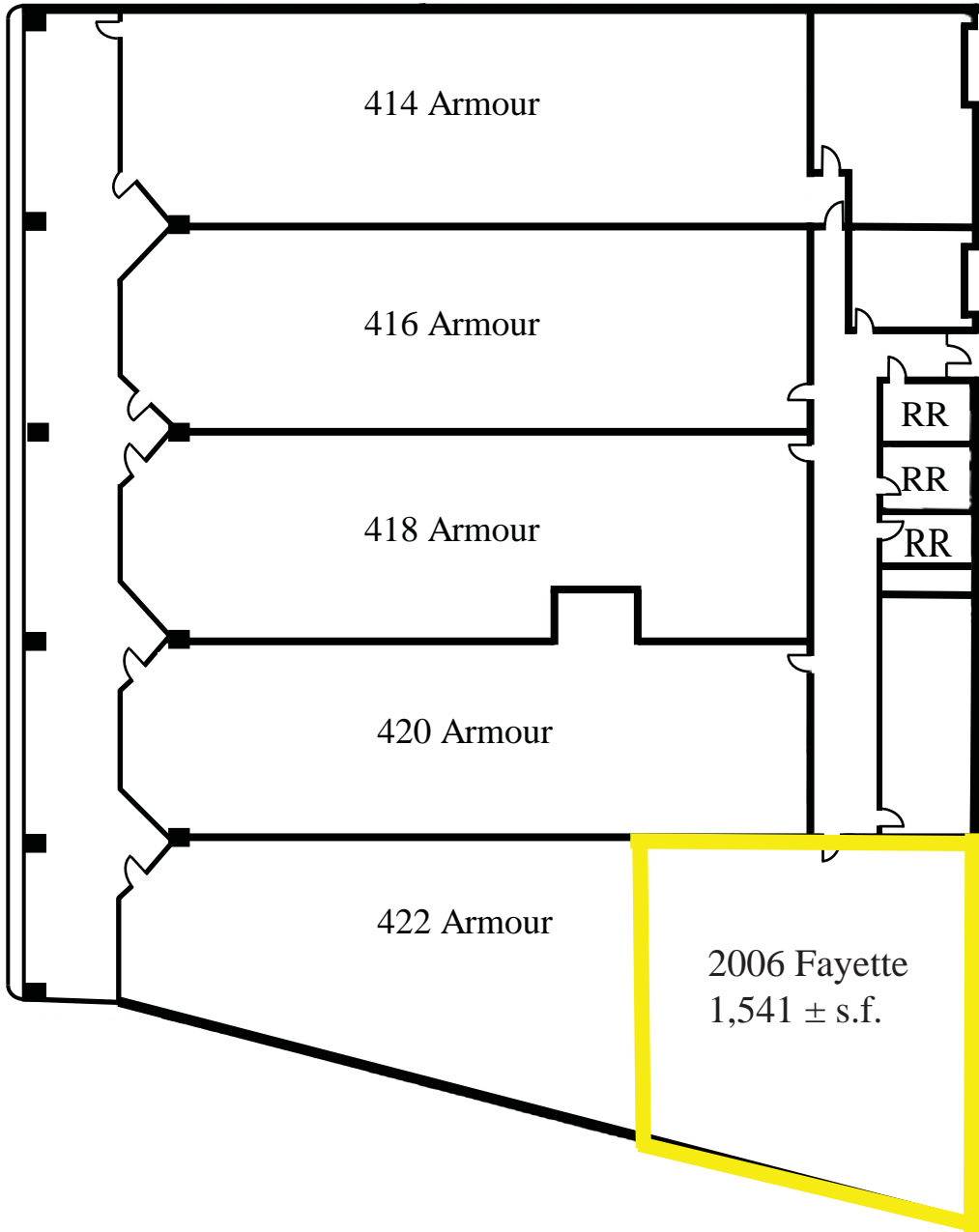


Property Data Sheet

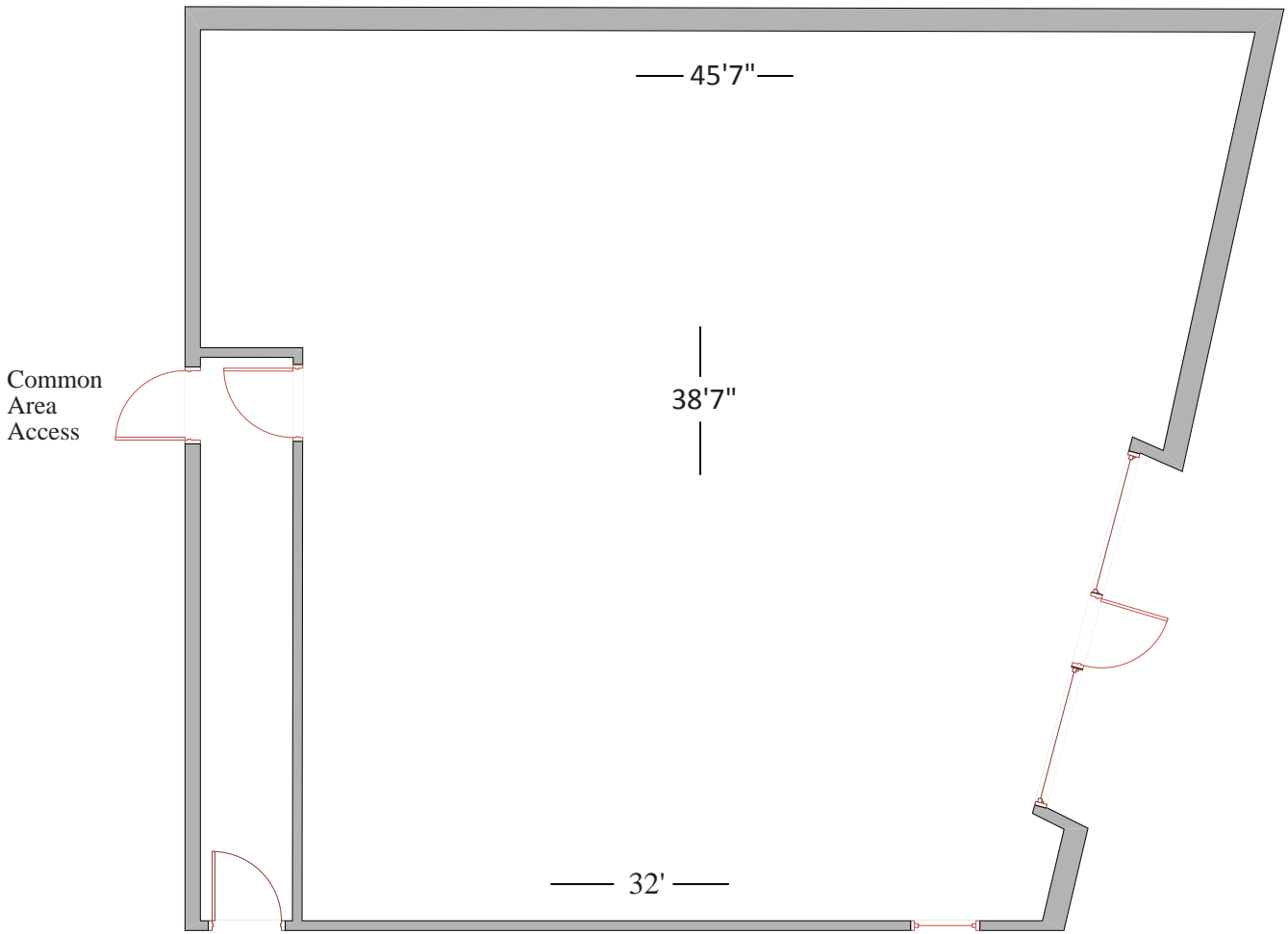
2006 Fayette
North Kansas City, MO 64116

BUILDING NAME:	Fayette Building
SQUARE FOOTAGE:	1,541± SF
CONSTRUCTION:	Masonry & Brick
CLEAR HEIGHT:	N/A
FLOOR TYPE:	Concrete
ELECTRICAL:	100 amp, single phase
LIGHTING:	T-12
HVAC:	Central heating and cooling throughout.
ZONING:	C-2, Retail Business
AUTO PARKING:	Abundant
ACCESS:	Easy Access to I-29/35, Highway 210, and Highway 9
LEASE TYPE:	Triple Net - In addition to the Base Rent, Tenant pays monthly estimated Taxes, Insurance, Operating Expenses and seperately metered gas & electric
BASE RENT:	\$1,730.00 per month
TAXES:	135.00 per month
INSURANCE:	15.00 per month
OPERATING EXPENSES:	287.00 per month
MONTHLY PAYMENT:	\$2,167.00 Total per month
SECURITY DEPOSIT:	Equal to One Month's Rent plus Triple Net Expenses
OTHER:	Excellent North Kansas City location with No Earnings Tax. State-of-the-art Broadband Fiber Optics Available.

For More Information, Contact:
Richard M. Lanning Jr., SIOR, CPM, CCIM or R. Thomas Demesko
Phone: (816) 221-2300 / Fax: (816) 221-2305



Building 407
Fayette Building
414-422 Armour Road



2006 Fayette, Bldg. 407
±1,541 SF
04/23/2018



2006 Fayette
North Kansas City, Missouri



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