

# CLASSIC KANSAS CITY DINER

## Business for Sale



4,000 Sq Ft Freestanding Building | **CONFIDENTIAL**  
Lee's Summit, Missouri



Estimated Population  
**90,678**

Average Household Income  
**\$74,888**

Five Mile Radius

- Well equipped
- Outside patio for 30+ people
- Seats 126 people
- Very reasonable rent
- Great opportunity
- Will convert to many concepts

BLOCK & COMPANY, INC., Realtors 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

**Larry Gaines**  
816.412.7387  
lgaines@blockandco.com

**Rick Kochuyt**  
816.412.7327  
rkochuyt@blockandco.com

**Business Name:** Classic Kansas City Diner  
**Address, City, State:** Lee's Summit, Missouri  
**Type:** Family

### **Financials**

**Asking:** \$149,000

**Included in the Asking Price:**

Furniture, fixtures, and equipment

**NOT Included in the Asking Price :**

Real Estate

**Gross:** Confidential

**Cash Flow:** Positive

### **Summary Description:**

VERY WELL KNOWN AND PROFESSIONALLY BUILT. Kitchen is designed well. Has seating for 126 plus patio. Traditionally a family style restaurant but will convert to many concepts. Priced far below the replacement value. A good opportunity to get this much value at a reasonable price.

### **General Information**

**Year Established:** 2004

**Employees:** 12

**Facilities:** 4,000 sq ft

**Rent:** \$4,250 per month

### **Market Outlook**

**Competition:** Yes

**Growth & Expansion:** Concept

### **About the Sale**

**Financing:** Partial possible

**Support/Training:** Yes

**Reason Selling:** Change of direction

### **Contact Information**

**Larry Gaines**

**Block & Company, Inc., Realtors**

Phone: 816.753.6000

Email: lgaines@blockandco.com

www.blockandco.com

The information in this listing has been provided by the broker stated above. Block & Company, Inc. assumes no responsibility for its accuracy or completeness.