BBQ Restaurant & Catering Kitchen For Sale

1218 Swift St., North Kansas City, MO



Sale Price: $2,200,000 | 11,298 SF Available

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	643	60,673	199,730
Avg. Household Income	$125,154	$62,396	$59,510

- 9,458 SF building with a 1,840 SF upstairs patio and rooftop deck
- Full service catering kitchen
- Located in the growing North Kansas City Market
- 18 parking spaces included on the property
- Business name not included in sale
- Equipment could be purchased in a seperate agreement

CLICK HERE TO VIEW MORE LISTING INFORMATION

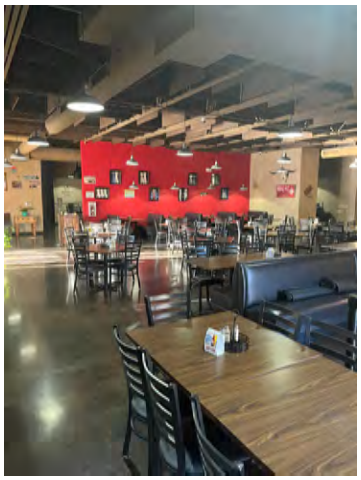
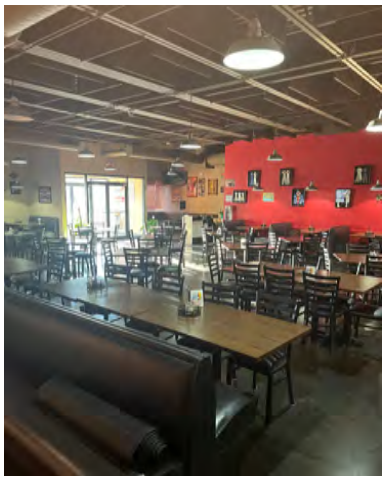
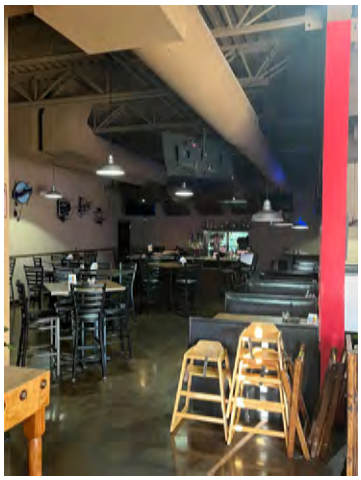
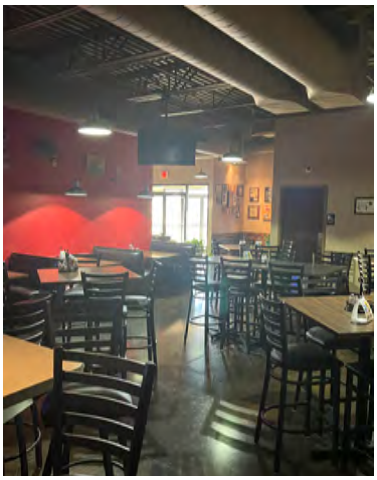
For More Information Contact: *Exclusive Agent*
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

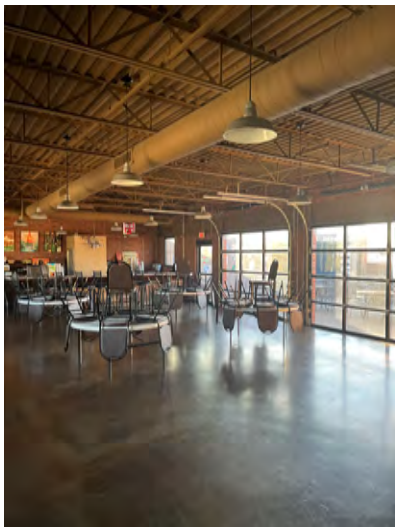
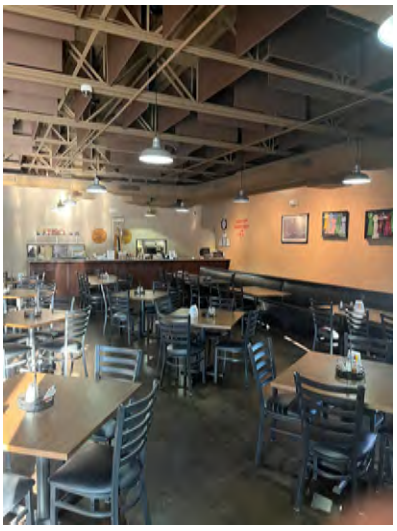
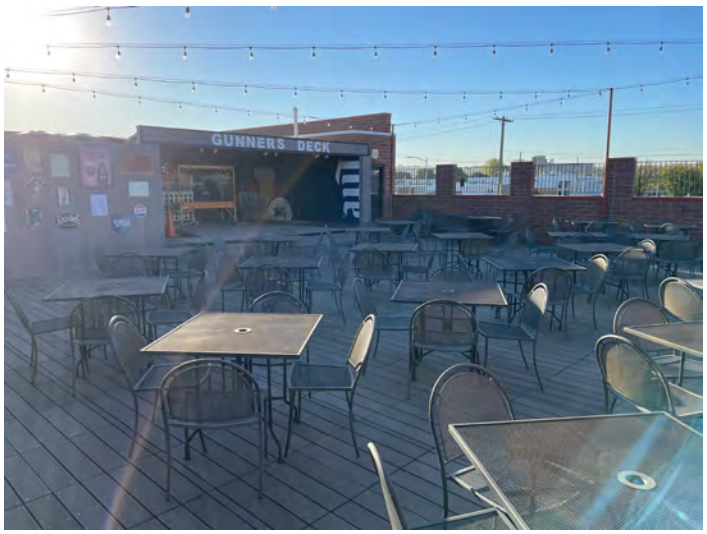
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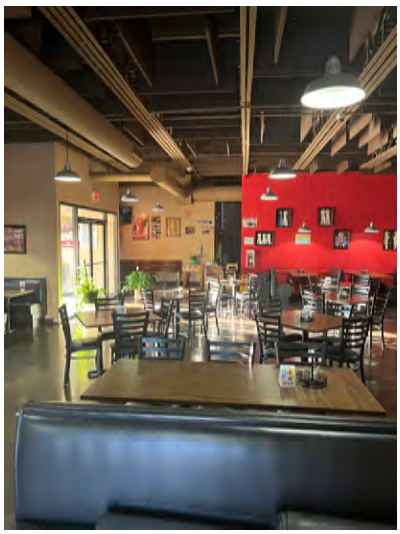
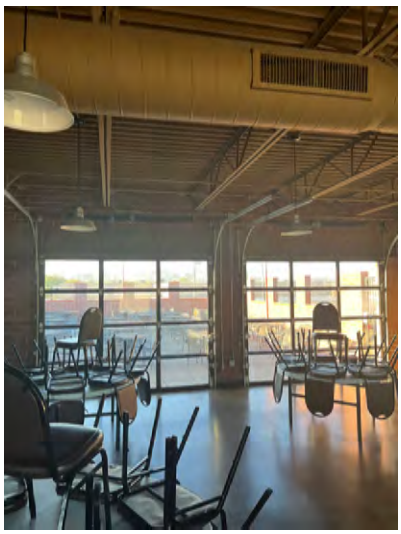
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PHOTOS

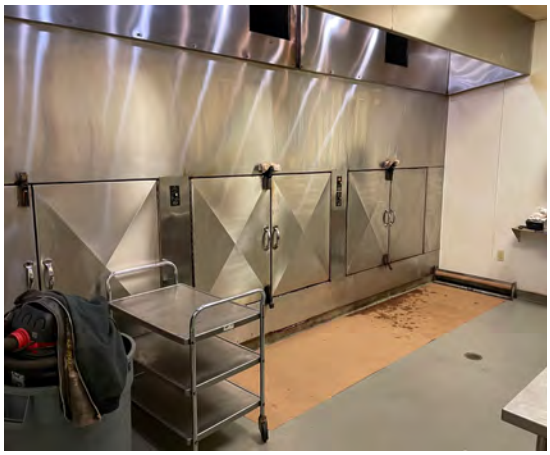



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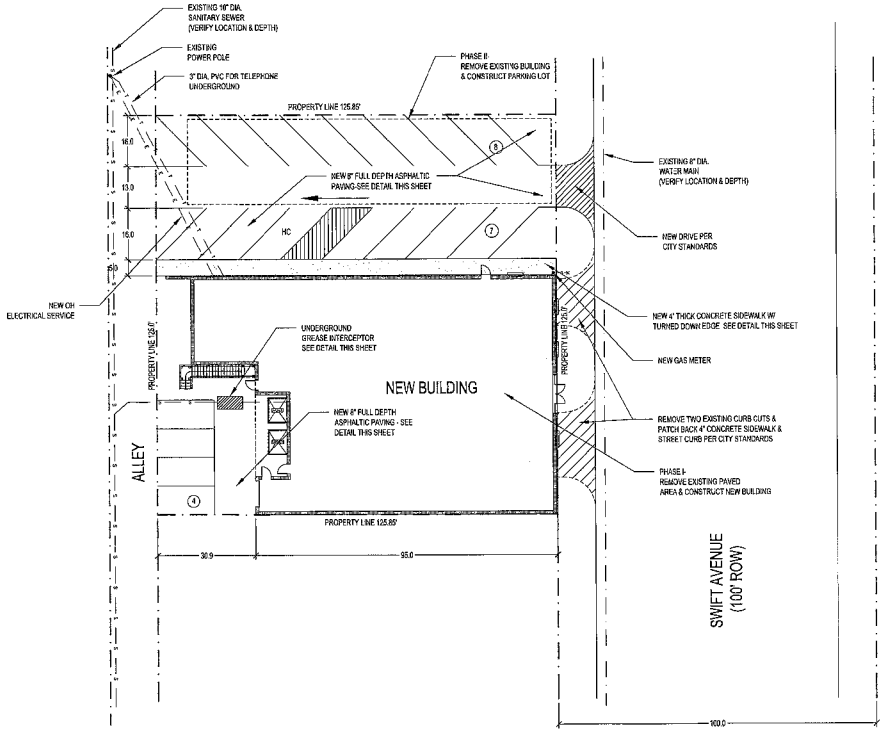


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PLAN



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SITE PLAN

1" = 20'

CODE ANALYSIS:

CODE: 2006 IBC
2006 IMC
2006 IPC
2006 IFC
2005 NEC
ICC/ANSI A117.1-2003

THE WORK CONSISTS OF THE FOLLOWING:
FIRST, EXISTING LOW ROOF BUILDING WILL BE DEMOLISHED. SECOND, THE NEW BUILDING WILL BE CONSTRUCTED ON THE SOUTH SIDE OF THE PROPERTY, WHILE THE EXISTING RESTAURANT REMAINS IN OPERATION. THIRD, WHEN THE RESTAURANT OPENS OPERATIONS IN THE NEW BUILDING, THE EXISTING RESTAURANT BUILDING WILL BE DEMOLISHED. FINALLY, THE NEW PARKING LOT WILL BE BUILT AT THE NORTH SIDE OF THE PROPERTY. BUILDING WILL HAVE A COMPLETE FIRE SPRINKLER SYSTEM PER 2006 IBC, SECTION 903.

ZONING: C-2

OCCUPANCY: A-2 (RESTAURANT)

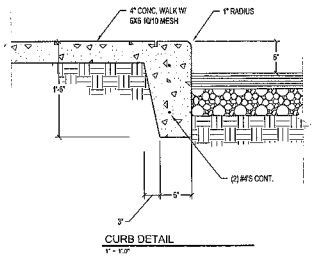
TYPE OF CONST.: V-B, SPRINKLED

AREA OF BUILDING: FIRST FLOOR: 7,778 SQ.FT.
SECOND FLOOR: 1,680 SQ.FT.
(WITH 1,840 SQ.FT. DECK)

OCCUPANT LOAD: FIRST FLOOR SEATING: 3,346 / 15 = 223
KITCHEN: 4,432 / 200 = 22
SECOND FLOOR SEATING: 3,520 / 15 = 235

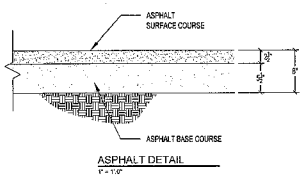
EXITS PROVIDED: FIRST FLOOR: THREE
SECOND FLOOR: THREE

BUILDING QUALIFIES AS NON-SEPARATED USES.



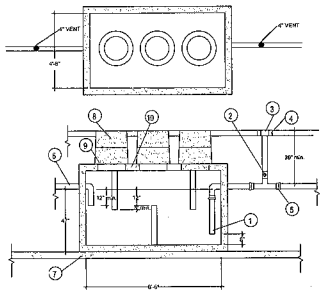
CURB DETAIL

1" = 1'-0"



ASPHALT DETAIL

1" = 1'-0"



ITEM	DESCRIPTION
1	4" INLET PIPE
2	4" X 2" TEE W/ 2" PIPE TO BUILDING VENT
3	CLEAN OUT CAP JOSAM OR EQUAL
4	CONCRETE PAD
5	4" X 4" SANITARY TEE
6	4" OUTLET
7	6'-6" SAND OR GRAVEL
8	HEAVY DUTY CAST IRON FRAME & COVER *
9	CONCRETE ADJUSTABLE RINGS
10	REINFORCE AS REQUIRED FOR SERVICE CONDITION

* CLAY & BAILEY 2000 BY OR EQUAL (FROST PROOF COVERS OPTIONAL)

NOTE: THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL

GREASE INTERCEPTOR DETAIL

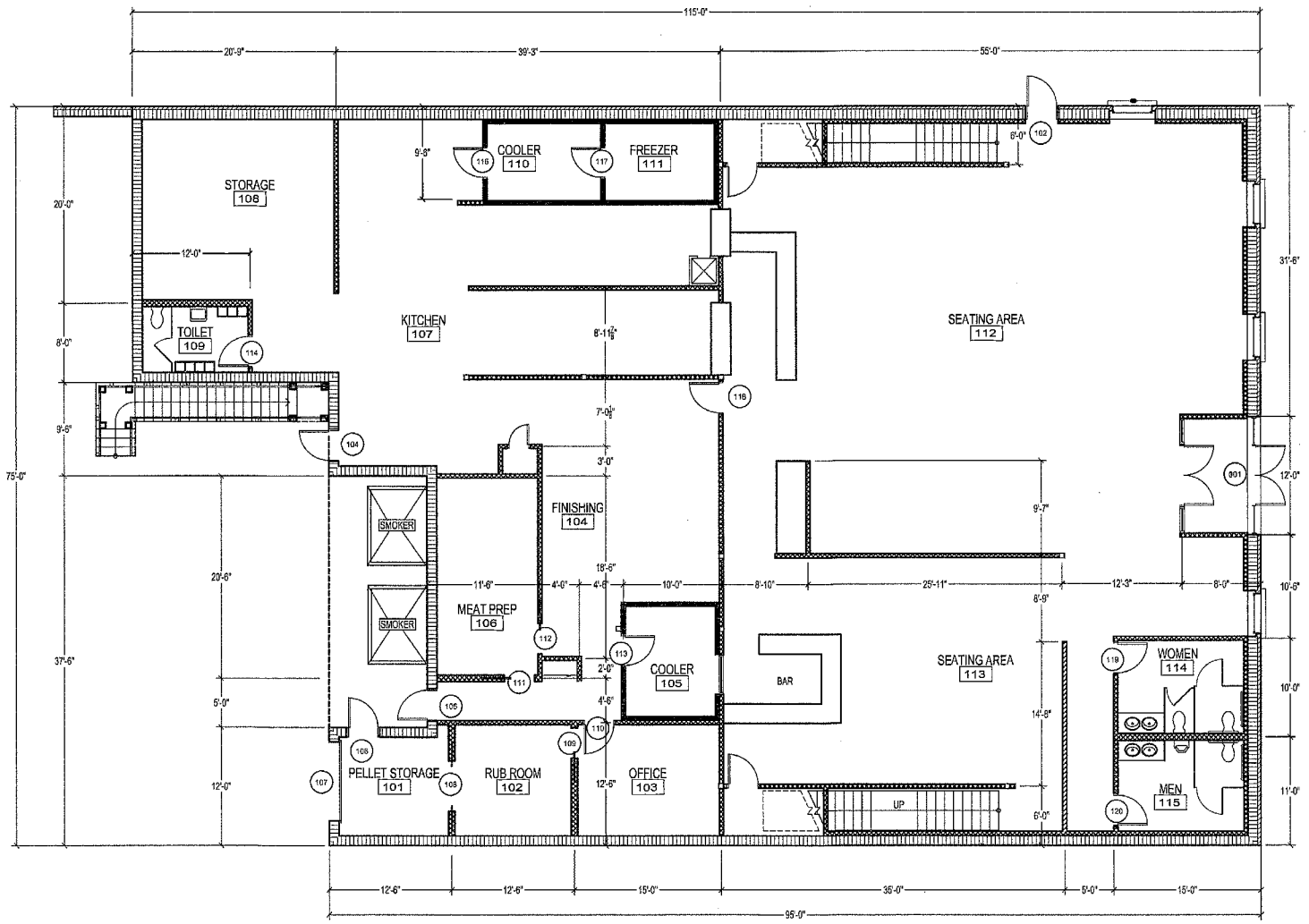
NOT TO SCALE

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PLAN



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FIRST FLOOR PLAN

1/8" = 1'.0"

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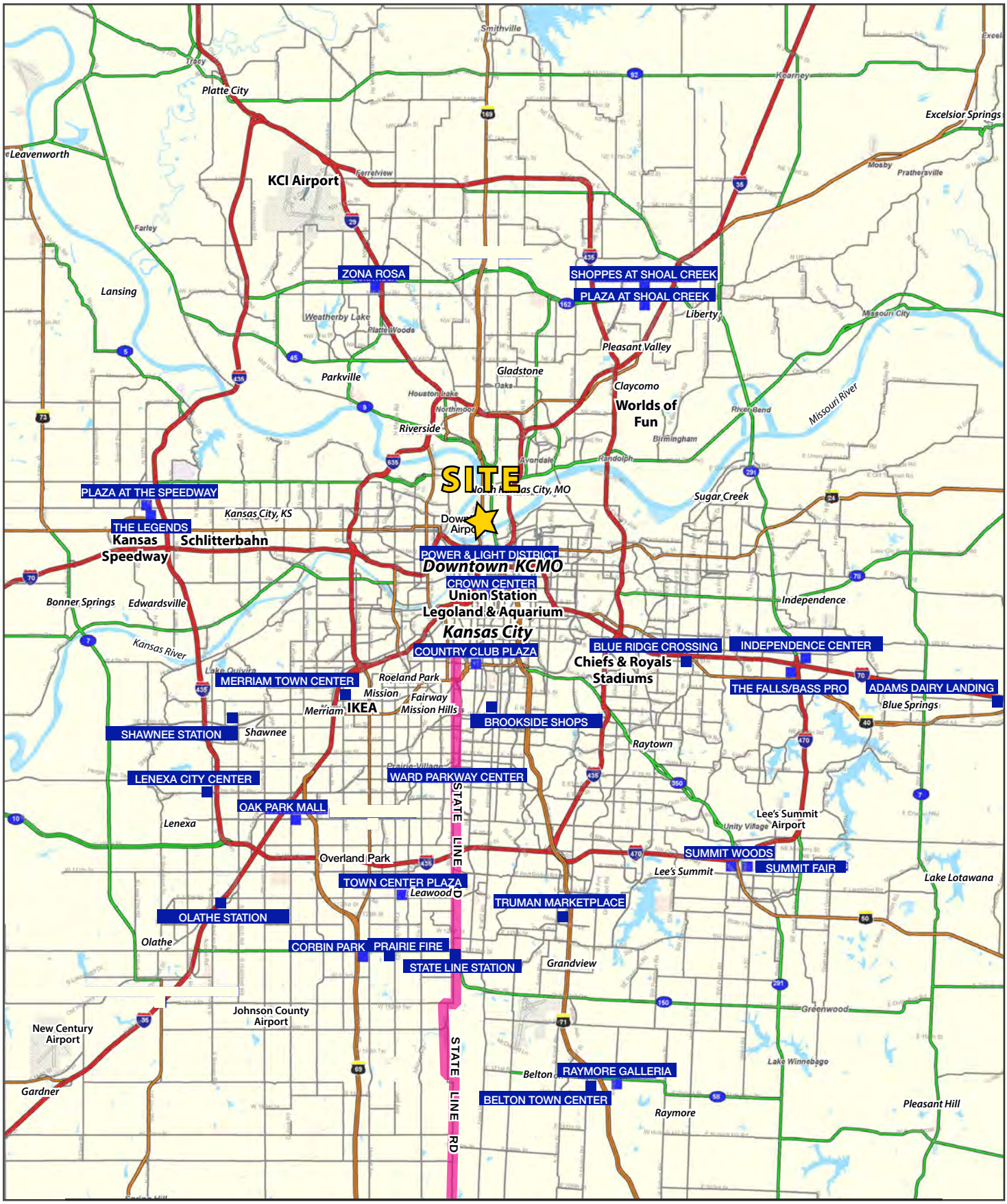
AERIAL



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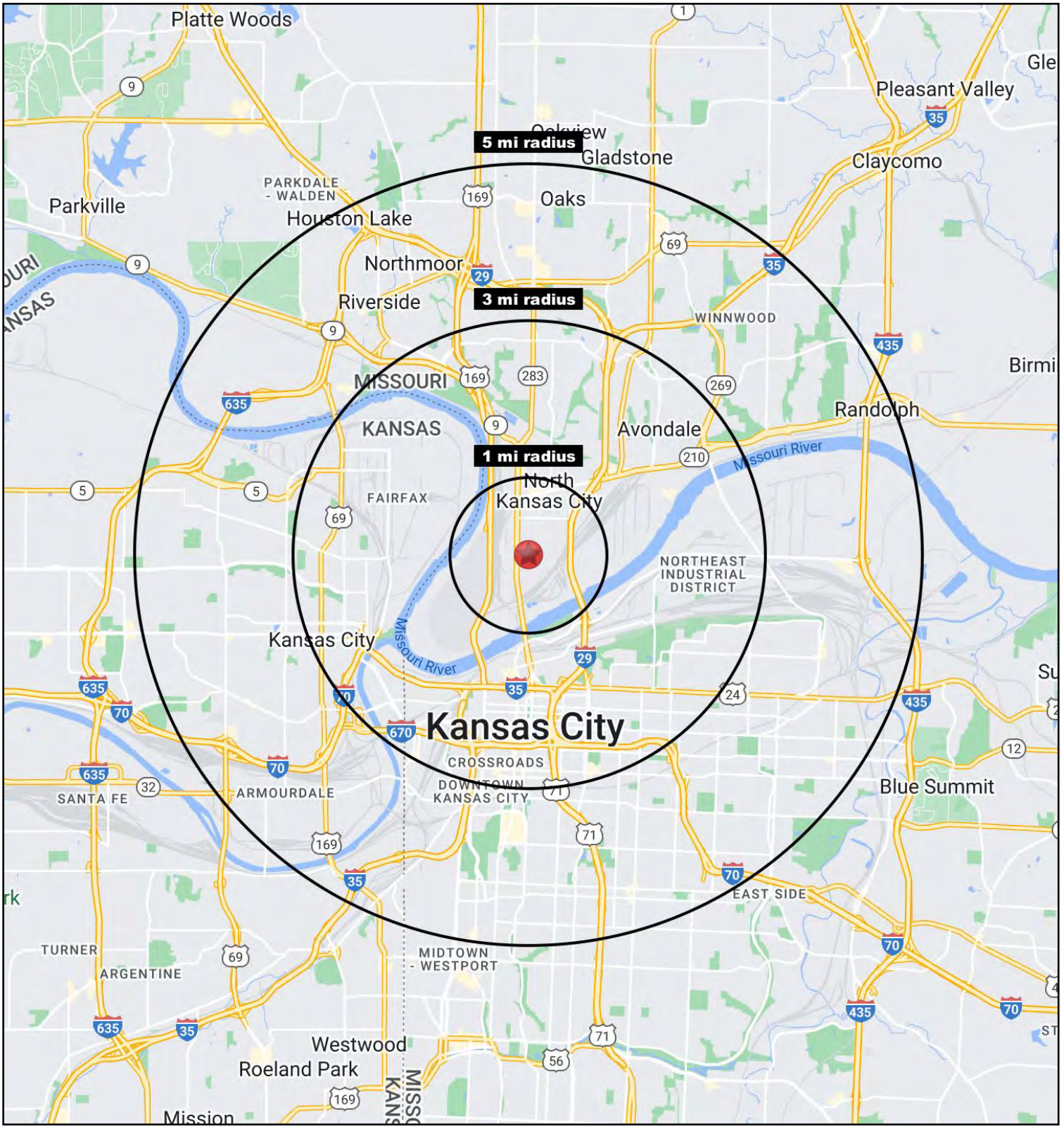


Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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1218 Swift Street North Kansas City, MO 64116	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	643	60,673	199,730
2027 Projected Population	645	61,977	204,068
2020 Census Population	525	58,537	196,557
2010 Census Population	498	50,020	181,674
Projected Annual Growth 2022 to 2027	-	0.4%	0.4%
Historical Annual Growth 2010 to 2022	2.4%	1.8%	0.8%
2022 Median Age	44.0	35.1	34.1
Households			
2022 Estimated Households	390	27,460	82,153
2027 Projected Households	395	28,173	84,066
2020 Census Households	308	27,462	81,703
2010 Census Households	283	21,846	72,671
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2022	3.1%	2.1%	1.1%
Race and Ethnicity			
2022 Estimated White	72.9%	50.2%	44.5%
2022 Estimated Black or African American	10.8%	24.4%	23.0%
2022 Estimated Asian or Pacific Islander	2.7%	6.2%	5.0%
2022 Estimated American Indian or Native Alaskan	0.2%	0.9%	1.0%
2022 Estimated Other Races	13.5%	18.3%	26.6%
2022 Estimated Hispanic	9.7%	19.7%	28.7%
Income			
2022 Estimated Average Household Income	$125,154	$62,396	$59,510
2022 Estimated Median Household Income	$36,420	$53,591	$48,857
2022 Estimated Per Capita Income	$75,993	$28,964	$24,796
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.1%	5.1%	8.3%
2022 Estimated Some High School (Grade Level 9 to 11)	5.5%	7.2%	9.8%
2022 Estimated High School Graduate	31.5%	25.2%	29.2%
2022 Estimated Some College	24.5%	19.3%	19.6%
2022 Estimated Associates Degree Only	5.2%	7.0%	7.0%
2022 Estimated Bachelors Degree Only	15.3%	23.1%	16.6%
2022 Estimated Graduate Degree	17.1%	13.1%	9.6%
Business			
2022 Estimated Total Businesses	840	5,322	10,946
2022 Estimated Total Employees	15,909	100,756	190,311
2022 Estimated Employee Population per Business	18.9	18.9	17.4
2022 Estimated Residential Population per Business	-	11.4	18.2

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