

CHURCH SCHOOL FOR SALE



4041 Denton, Kansas City, Missouri
5.7 Acres (more or less)
Church-School Campus Property Information

4041 Denton, Kansas City, Missouri

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Church-School with Gym Campus Property Information



General Information: This Church/School consists of a building complex of approximately 31,000 square feet, situated in a campus-like setting on approximately 5.7 acres on the East side of Kansas City just south and east of the Kauffman Sports Complex. Access road is off of Blue Ridge Cutoff and about 300 feet south (on Denton

Road) just one quarter mile east of the I-70 interchange.

The main Sanctuary building was built in the 1960s and the classroom addition and gym were added in the late 1970s. Included is a 2,200 square foot stand alone duplex located to the west of the main sanctuary building. A main parking lot is located to the north of the Sanctuary and has marked parking for about seventy-one (71) vehicles. A second parking lot with parking for about Thirty-eight (38) vehicles is located to the west of the main building. Fifteen (15) vehicles can park on the east side of the Sanctuary/Gym. In a pinch, a few additional vehicles could be parked behind the duplex allowing for up to 130 parked vehicles on pavement. A tennis court is located to the east of the Gym. The property is located in the Kansas City Missouri School District and would thus meet the location requirements for the property to be used for a Charter School serving the KCMSD. Over the years, the buildings and grounds have been in continued use as a Church and Church/School.



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The information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

Surrounding Area: Ten acres to the west is land used by Missouri Highway Department and is believed to be used for road maintenance. To the north is a perimeter road for I-70 and to the south and east are several hundred feet of dense wooded land and horse pastures that eventually flow into residential areas.

Possible Use: Church, Church/School, Wedding Chapel,
Private School, Sports Facility, Charter School (KCMSD)



Site: 5.7 Acres more or less

Property Dimensions: (see attached drawing) the land lays mostly rectangular with about 396 feet wide frontage along I-70 and 660 deep.

Buildings: There are four distinct buildings, the Sanctuary, the Classroom Addition (located immediately to the south of the main

Sanctuary), the Gym (which lies south of the Classroom addition), and a 2200 square foot (1100 square foot per side) duplex to the west of the main building complex.

Main Church Sanctuary Building: Estimated to be built in the mid 1960s. This building contains 9500 square foot (more or less).

Exterior: Thirty foot cross towers above the front entry. The exterior of the Sanctuary and Classroom addition is brick. The roof on the Sanctuary building was replaced within the past five years with a fifty (50) year timberline style roof. Exterior lighting is provided by lights mounted on utility poles.



Interior: The main church/sanctuary has three levels. The main level, overflow seating, and balcony have the capacity for seating about 425 to 450 souls. Upon entry from the front, there is a large entry area (the Narthex or Vestibule). Off to the left in the Narthex are two large restrooms. Toward the right of the entry are steps leading down to the

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fellowship hall which also contains one of the two kitchens (the other kitchen is located on the west side of the Gym). There is a balcony with seating for about forty (40) in the rear of the seating area that can be accessed from either side. On this level is a stand-alone audio booth with a viewing window overlooking the Sanctuary for audio control. Toward the right of the sanctuary is a door with stairs that leads a large office/residential area complete with its own bathroom and shower. Below the balcony on the main sanctuary level is a large (14' by 43') glassed in area for overflow or for infant children allowing parents to observe

services while their infants do not disturb services. The front of the Sanctuary is elevated and a heated baptismal with its own water heater is located in the front center area. A large pictorial garden scene surrounds the baptismal. Two rooms are located on either side of the front area allowing use as bridal attendees holding area, choir, offices or other use.

The lower level contains a kitchen with oven, refrigerator and two microwave ovens. Five (5) separate restrooms are also in the lower level. Part of the west kitchen wall opens up to serve the fellowship hall. In addition to the kitchen and fellowship hall there are also several classroom/offices in this area. All areas of this



building are designed for heating and cooling by forced air systems.

Classroom Addition: Estimated build in mid 1970s, 4940 square foot (more or less)
Exterior: Single level with flat roof. Brick facing.



This addition has six large classrooms and a large open area for group activities that could be divided into smaller classrooms. The classroom addition also contains offices and restrooms.

Gym: Estimated Build in the mid 1970s. The Gym contains 11,280 square feet (more or less). This gym/basketball court is a steel fabricated building, with an insulated ceiling. The Gym is forced air heated, and is not air conditioned. There is movable, stadium style seating located on either side of the gym. In addition to the two primary basketball backstops, there are two other back stops on the south side of the Gym allowing for two simultaneous reduced court games.



On the west side of the gym is the second kitchen. A wall cutout allows for serving food without the need for entering or exiting the kitchen. The main level also has the girls and boys locker rooms. The locker rooms include showers and toilets. Above the locker rooms is the girls' locker room.
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rooms and kitchen is a large room (1840 square foot more or less) used for youth activities.

Residential Duplex: Believed to be built in the mid 1960s, the main level is about 2,200 square foot; 1,100 square foot per duplex. The



residential duplex is located on the west side of the property. The duplex is undergoing updating. New cabinets and new hardwood flooring are ready for installation. Virtually all walls have been prepared for new paint. The dividing wall between the two units has been removed allowing for full use of the

upper floor. One of the restrooms has been remodeled and there are two new appliances for the kitchen. The basements are unfinished and each basement contains a two car garage one on each side (total of four stalls) and each area has its own entryway from the rear.

Tennis Court: An outdoor tennis court is located to the west of the gym complex. This court area can also be used for volleyball games. The backstop fence is undergoing restoration and when completed will make a tennis court, volleyball, or outdoor basketball practice area.

Additional Information

Jackson County APN: JA32240080200000000

City of Kansas City, MO PIN: 48368

Legal Description: 4035-37 DENTON RD 4041 DENTON RD/FOUR MAPLES N 660 FT LOT 1 EXC PRT IN HWY

Zoning: R1a One-family dwelling district (medium density). Interested buyers should contact the City of Kansas City Planning and Zoning department to confirm the property can be used for your intended use.

Additional information: Additional information and pictures regarding this property will soon be available.