



**SOURCE  
REALTY  
GROUP, LLC**

## 7801 Holmes, Kansas City, Missouri 8.2 Acre Campus Property Information

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**General Information:** Property consists of a building of approximately 102,000 square feet, situated in a campus like setting on about 8.2 acres in Kansas City, Missouri. The building was utilized until May of 2004 as a 196-bed, 114 room Skilled Care Nursing facility. The main two and three story geriatric center was built in the early 1950s with two additions; in 1966 the east wing encircling an attractive courtyard, sanctuary (makes a great conference room) and in 1986 a second floor was added to the south wing. The one story mechanical building was constructed in 1966.

Directly to the North are the Plaza Apartments, a 125 unit senior housing facility. The property has a church with extensive grounds located to the west across Holmes Road and to the south and east are single-family homes.

The buildings are attractive with brick, limestone, glass block, and metal exteriors, situated on lovely tree lined grounds that are illuminated by pole and building mounted landscape lighting fixtures. The property offers outside amenities such as an interior courtyard, walking paths and parking for 130 plus vehicles. This site is very easily accessed from I-435, I-35, I-70 and US-71. This is a great opportunity to buy 8.2 acres in a mature neighborhood on the south side of Kansas City.

**Possible Uses:**            Institutional Complex            School Campus            Corporate  
   Medical Bio-Tech            Senior Housing (R-4 Zoning)

**County Appraisal:** County Appraised \$5.2M you can buy for \$3.5M...or Lease Long Term.

**Site:** Approximately 8.2+ Acres

**Dimensions:** Virtually Square with 634.59 feet of frontage on the east side of Holmes Road. (634.59' x 618.94' x 621.54' x 619.06') Dimensions are not 100% accurate as a house and shed on the northeast corner of the property will not be part of the sale and consists of about one half acre. Property being offered for sale is about 8.2 acres.

**Topography & Geography:** Generally Level; slightly sloping to the southeast.

**Zoning:** R-4 –Low Apartments City is receptive to institutional use such as schools, medical, and also for use as senior housing.

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Web-Viewing Available at: [www.SourceRG.com](http://www.SourceRG.com) or [www.KCFaith.com](http://www.KCFaith.com) & click on *"Institutional"*



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**Real Estate:** Parcel #47-810-12-21-00-0-00-000 Taxes are based on usage

**Flood Plain:** Zone C, designated as an area outside of minimal flooding - Panel # 115 of 145 - Dated September 14, 1990, by the City of Kansas City, Missouri Department of Codes Administration. Environmental: Please refer to the Phase I, Environmental Site Assessment available from Source Realty Group, LLC. Phone #913-631-5100

**Phase I Environmental:** Completed in 2000 available from Source Realty Group, LLC

**Parking:** The parking for this facility is provided mainly by a large paved asphalt parking lot to the north with about 130 spaces, five of which are for disabled vehicles.

**Ingress & Egress:** Ingress and egress is from two curb cuts along the east side of Holmes Road.

**Age:** The first stage three story north addition was built in the early 1950's; the second stage three story south addition was built in the late 1960s. The one story maintenance building was constructed in 1966, and the south second story wing build in the late 1970s- early 1980s with interior and exterior renovations and additions performed over the years.

**Gross Building Area:** The Building is approximately, 102,000 square feet.

**In House Laundry Equipment:** There is one main laundry area that has three commercial dryers and washers.

**Personal Property:** Virtually all personal property owned by the Seller including most of the furniture, fixtures, kitchen appliances and kitchen equipment, built in dressers, dining room tables, executive desks, chairs, filing cabinets and other goods on site, will be conveyed, free and clear, as part of the sale.

**Interior Walls:** The walls are painted or wall papered over plaster or drywall.

**Exterior Walls:** Exterior walls are Brick masonry, limestone, glass block, or metal siding.

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**Ceiling Height:** The ceilings are of varying heights and are either painted or acoustical.

**Gross Building Area:** The Building is approximately, 102,000 square feet.

**Windows:** The windows are either single or double pane fixed or operable.

**Roof:** The roof is tight with no known leaks. The roof is built-up coverings with mineral cap sheets, gravel ballast and floor coat. There are minimal areas with metal roofing. The mechanical building roof is new 2007.

**Floors:** All floors are concrete covered with carpet, vinyl or ceramic tile.

**Foundation:** The foundation is a combination of continuous spread footings, cast in place concrete and concrete masonry.

**Kitchen:** The facility has a large kitchen with two walk-in freezers and two walk-in refrigerators all included with the sale.

### **MECHANICAL:**

**HVAC System:** The buildings heating is provided by hydronic heating via two low-pressure, dual fired steam boilers (complete with underground fuel storage tank), exchangers, pumps, air handling units, and electric fan coils. There is also a 1200 amp electric boiler for use as a backup boiler in the unlikely event gas service would be interrupted. There are three chillers, two with 225 ton and one with 50 ton capacities, and three cooling towers to provide cooling to the building through air handling units and wall mounted fan coil units.

**Backup Generator:** There is a diesel back up generator installed in the mechanical room.

**Hot Water System:** The domestic hot water is provided by one gas-fired boiler (A.O. Smith brand), and one 2,000-gallon storage tank. Hot water to the kitchen and laundry is provided by two A.O. Smith gasfired boilers and two storage tanks.

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**Utilities:** The following utilities service all of the property:

**Water:** City of Kansas City Water Services

**Sewer:** City of Kansas City Water Services

**Electricity:** Kansas City Power and Light

**Elevators:** The building is equipped with three overhead cable elevators, which service all floors, with 2000, 3500, and 4000 pound capacities. Otis Elevator Company has been servicing these elevators.

**Sprinkler System:** The building has a Class III standpipe system in place and limited areas of the building are provided with an automatic fire sprinkler system (including all of the south wing of the second floor). The remaining inside area can be completed with reduced expense given the Class III standpipe servicing each floor of the building.

**Fire Alarm:** The building is provided with an existing fire alarm system consisting of manual pull stations and alarm horns.

**In House Laundry Equipment:** There is one main laundry area that had 2 commercial dryers and 3 commercial washers. Electrical Service: The facility has a 2,500-amp main service with multiple disconnects for overload protection. There is an electric substation to the north of the mechanical building.

**Directions:**

From Downtown Kansas City:

Take US-71 south to Exit 2M, proceed .4 miles to Gregory Blvd.

Where you turn Left onto Paseo, proceed .5 mile to E 75th street where you turn right for .7 miles to Holmes Road, where you turn left and proceed to the property. Look for the Source Realty Group LLC signs.

From Interstate 435:

Exit at Holmes Road (Exit 74), turn north onto Holmes Road and proceed north to the property approximately 3.2 miles. Look for the Source Realty Group LLC signs.

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