

Only six units remain in historic loft building



Information provided by Reece & Nichols Realtors

In just four months, 23 out of 29 condominiums have sold at the historic **Greenlease Cadillac Building** at 2929 McGee St. The response has been so positive that the developer is speeding up construction on 30 additional units that will be in the same Union Hill development called The Founders. "People have taken to the whole downtown area so well," said Katie Heschmeyer, who markets the community for Reece & Nichols Realtors. "The appeal to Union Hill is that there is a lot of green space around so that it feels very residential. We get a lot of people coming from the suburbs because this is not quite as far a stretch in their minds about moving downtown.

They see lots of green space around them and it's still very community oriented because of the amount of residential units, as opposed to further downtown where things are more mixed use."

The area is within walking distance to Crown Center and is near the Crossroads District, Union Station, the upcoming Performing Arts Center and within minutes of the Country Club Plaza.

The 30 additional units will be townhomes in the Milton Payne Building, across the street from the **Greenlease Cadillac Building**. The townhomes will feature one or two bedrooms, and will start in the low \$200,000s, Heschmeyer said.

The **Greenlease Cadillac** Building is part of The Founders, a 2 1/2-block area at the heart of Union Hill that will feature both commercial and living space. Each building will be named after one of the men or women who helped build Kansas City and who are buried in nearby Union Cemetery. Payne was a five-term mayor who was the first city official to do anything about the condition of the streets.

The **Greenlease Cadillac** Building has its own history. Robert C. **Greenlease** brought one of the first "all under one roof design" dealerships to Kansas City with the construction of the four-story building in 1918. An upscale restaurant is planned for where the showroom was.

The six remaining condominiums in **Greenlease Cadillac** range in price from \$250,000 to \$1.3 million, Heschmeyer said. The \$1.3 million unit is a penthouse loft that features 3,800 square feet of interior space and nearly that much space in the exterior for a deck and terrace. All the units come with climate-controlled parking spots within the building. Washer/dryer hookups are standard.

The area is on the east side of Union Hill centered around Gillham Road, McGee and Oak streets between 29th and 30th streets. Streetscapes and planters will be reminiscent of Chicago's Michigan Avenue with retail and restaurants planned. Some 500 luxury residences and 45,000 square feet of commercial space are

planned, with **Greenlease Cadillac** as the first project.

Two models are available for viewing from noon to 5 p.m. Monday through Friday, 1 to 5 p.m. Saturday and Sunday or by appointment. Call Katie Hecshmeyer, Reece & Nichols Realtors, at (816) 777-5900, or visit the Web site at www.unionhill.com.

FAST FACTS

Prices: From the \$250,000s to \$1.3 million.

Directions: Gillham Road to 29th Street, west and immediately north onto McGee Street.

Office hours: Two models are available for viewing from noon to 5 p.m. Monday through Friday, 1 to 5 p.m. Saturday and Sunday or by appointment.

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Most units have gas fireplaces with granite hearths, cast stone surround and mantle, oversized showers with double shower heads and two 40-gallon water heaters. Krissy Krauser/The StarDues for the homeowners' association for **Greenlease Cadillac** include gas, water, building maintenance, trash removal, a reserve fund and maintenance of common areas in and around the building. Dues also include pool membership to the Union Hill Athletic Club - to be built nearby. Brandon Baker/The Star

Picture in this article may differ from the original article