

**Southmoreland on the Plaza
Kansas City, MO**



**Offered for Sale by
InnAdvisors**

**Innkeeping Specialists since 1992
www.InnAdvisors.com
email: insight@InnAdvisors.com**

Price: \$2,300,000.00

Southmoreland on the Plaza Kansas City, MO

Price:	\$2,300,000.00
Address:	116 East 46th Street Kansas City, Missouri 64112
Website:	www.Southmoreland.com
Business Licenses:	Innholders License
Property Description:	20,952 sf (0.48 acres) landscaped lot, mature trees and gardens 5,000 sf of concrete parking area Circa 1910, 11,595 sf main Inn and carriage house with 13 guest rooms. Guest gathering, meeting and dining space indoors and outdoors including patio, gazebo, stonewalls and walkways
Owners Quarters	In the main Inn
Zoning:	Residential District
Real Estate Taxes:	\$23,000.00 approx. per year
Construction:	Wood frame
HVAC	Central heat and A/C
Water and Sewer:	City water and sewer

Southmoreland on the Plaza

Location

Kansas City is a vibrant mid size city with appeal for both young professionals and empty nesters returning to an urban setting. The food and cultural scene are exciting and seem to be fueled by economic growth that covers a number of industry sectors, so somewhat recession resistant. The quality of housing and services across the economic spectrum is impressive. KC seems to have found a formula for making the most of their past and their future. This level of investment and understanding of future opportunities is a strong backdrop for the Southmoreland Inn business.

Market Position

Southmoreland on the Plaza (SMI) is an established successful Inn business with a customer base of both leisure and business guests. The Inn's location is ideal for both leisure and business travelers as well as an underserved university market, all with potential for future growth. Guests walk to art, entertainment, history, music, shopping and dining venues, all nearby. The Inn is well represented on line and in social media. As a Select Registry property Southmoreland stands among the finest Inn's in the US and is inspected and marketed as such.

Conveniently located in the heart of the historic arts, entertainment and shopping district, Southmoreland on the Plaza is ideally situated as a central site for a Kansas City visit whether business or pleasure. In addition to the more than 160 specialty shops and restaurants of the Country Club Plaza, vacation and business travelers will enjoy many attractions located within a short walk.

Market Potential

Smart hospitality professionals will carry on the work that the current owner/Innkeepers have done to build a solid foundation of guest services and a well trained staff to serve their guests. The Inn provides a backdrop for any number of experience focused travelers. Building on that foundation and marketing to today's savvy traveler is a solid plan for success.

Southmoreland on the Plaza



Property Walk Through

Southmoreland on the Plaza is an urban Inn with both indoor and outdoor guest gathering and dining space. Enter the Inn's driveway and park in their private lot.

Enter the main Inn building. From the reception hall the inn's guest living room, dining, gathering and meeting rooms are all found on the main floor. A powder room, guest refreshments and the Inn's large commercial kitchen and office are also located on this level.

One of the Inn's 13 guest rooms is conveniently located off the reception hall and offers wheel chair access.

Breakfast is served in the sunny dining room or on the patio. Guests access the Inn's lovely outdoor courtyard patio seating and gardens from the main floor as well.

There are seven (7) more guest rooms on the second floor of the Inn and four (4) guest rooms on the third floor. In the Carriage House there is a large second floor guest suite with a private entrance.

The guest rooms offer a selection of outdoor balconies, working fireplaces and spa baths to meet the needs and wants of most any sophisticated traveler.

Southmoreland on the Plaza

Grounds and Gathering



www.Southmoreland.com for details

Southmoreland on the Plaza

Guest Gathering



Southmoreland on the Plaza Accommodations



www.Southmoreland.com for details

Southmoreland on the Plaza Breakfast



Southmoreland on the Plaza



**Offered this season at
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