

11602 E. 23<sup>RD</sup> STREET SOUTH  
INDEPENDENCE, MISSOURI 64052

SERVICE/OFFICE WAREHOUSE BUILDING FOR SALE | 5,959± SF ON 0.43± ACRES

## PROPERTY FEATURES

- 5,959± SF Building Footprint
- 3,939± SF Warehouse
- 2,020± SF Office/Showroom
- Four (10' x 10') Drive-In Doors
- 12' Clear Height
- 20 Striped Parking Spaces
- Free-Span Warehouse
- New Roof Installed December 2013 (TPO 45 Mil)
- Lit Programmable Monument Sign
- 200 Amp | 240 Volt | 3 Phase Power

### ADDITIONAL INFO

TOTAL SIZE	5,959± SF
LOT SIZE	0.43± Acres
ZONING	C-2
SALES PRICE	\$170,000
TAXES (2016)	\$4,892.70



For more information, please contact:

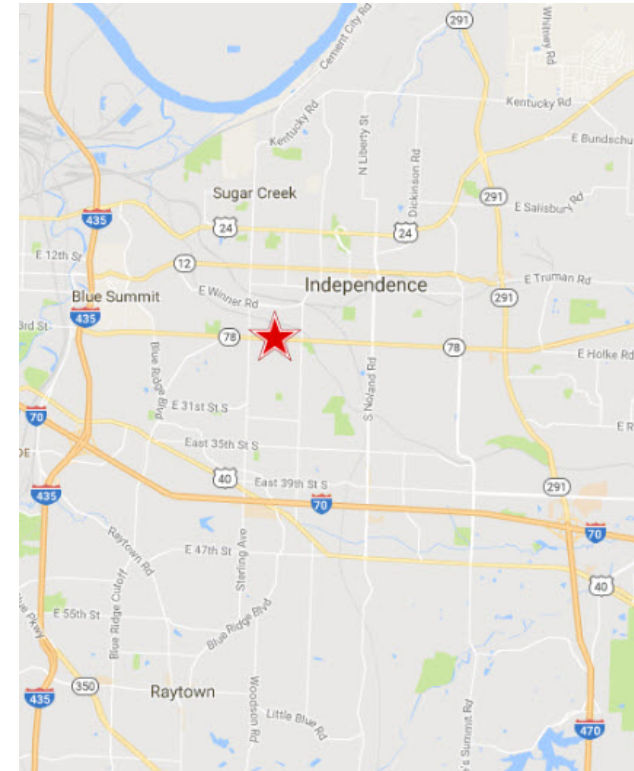
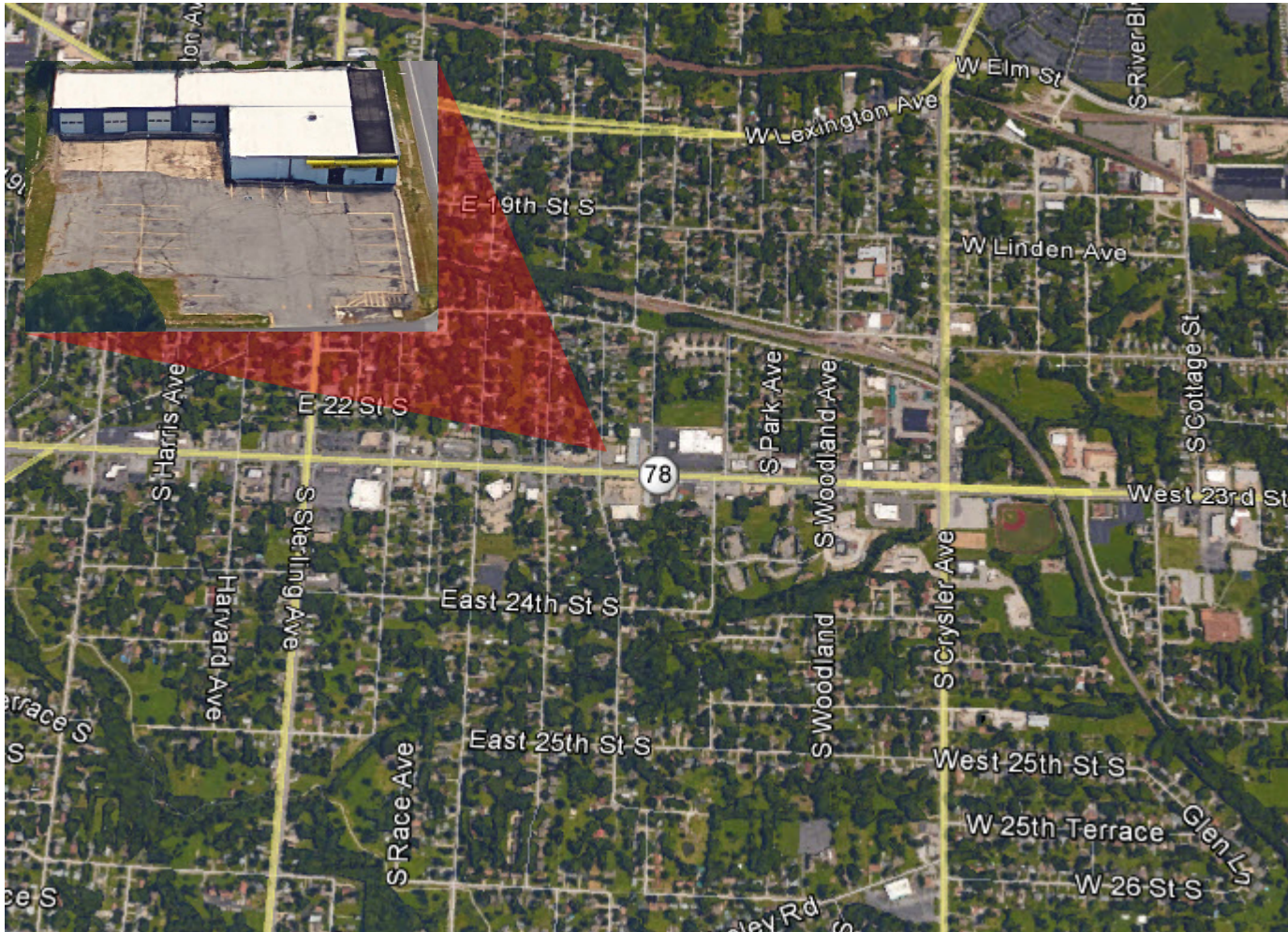
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