

4317 INDEPENDENCE AVENUE
KANSAS CITY, MISSOURI 64124



AVAILABLE FOR SALE | 10,000± SF

PROPERTY FEATURES

- For Sale: \$215,000 (\$21.50/SF)
- 10,000± SF flex industrial building on ample land
- 2 drive-in doors
- Industrial: 3,600± SF main garage and 3,000± SF auxiliary space
 - 11'6" clear height in main garage
- Office/retail: 3,400± SF
- Property size: .63 acres of land
- Ideal for auto mechanic, tire shop, painter, etc. or redevelopment into retail
- Good access to I-435 and I-35
- Zoning: M1-5/ICO



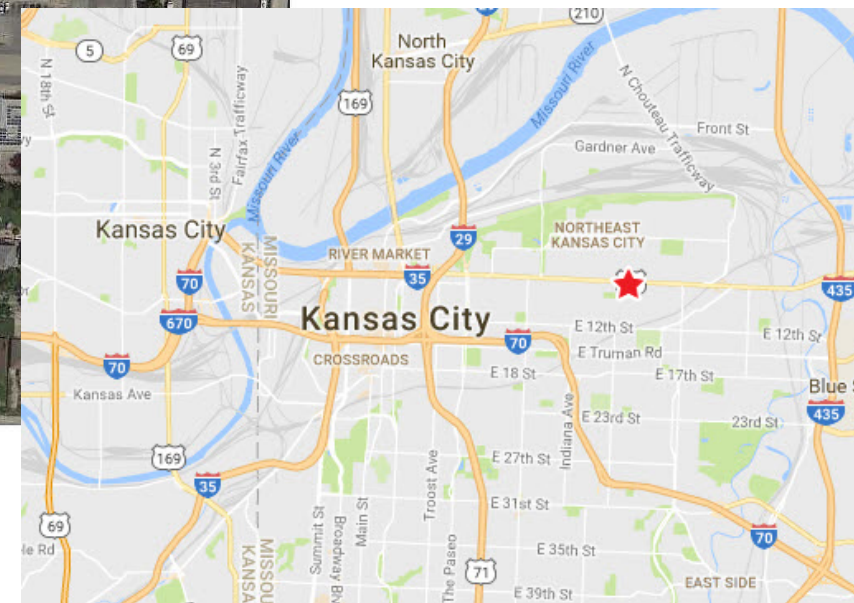
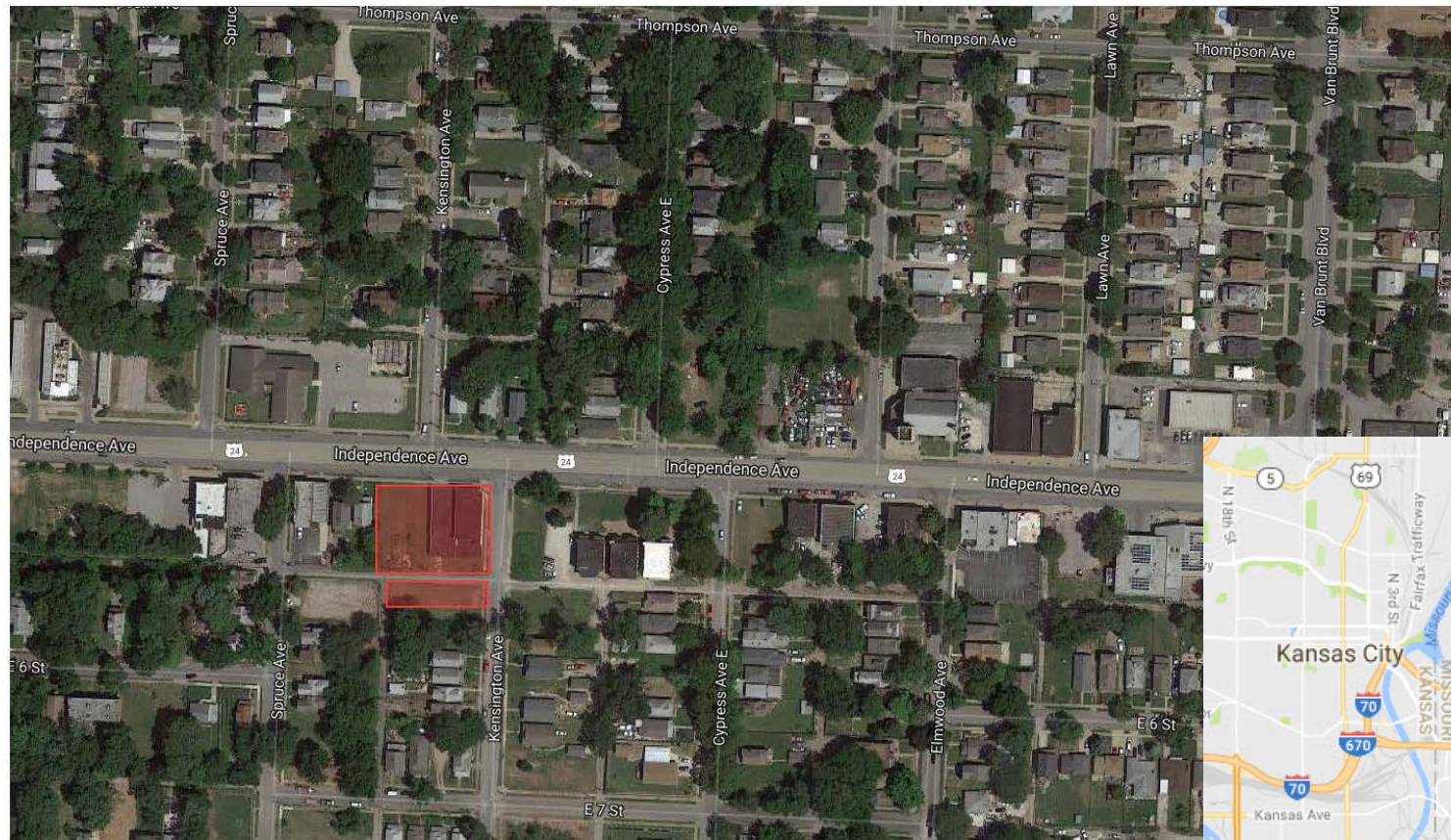
For more information, please contact:

LEONARD POPPLEWELL
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