

8601-8617 STATE AVENUE

KANSAS CITY, KANSAS 66112

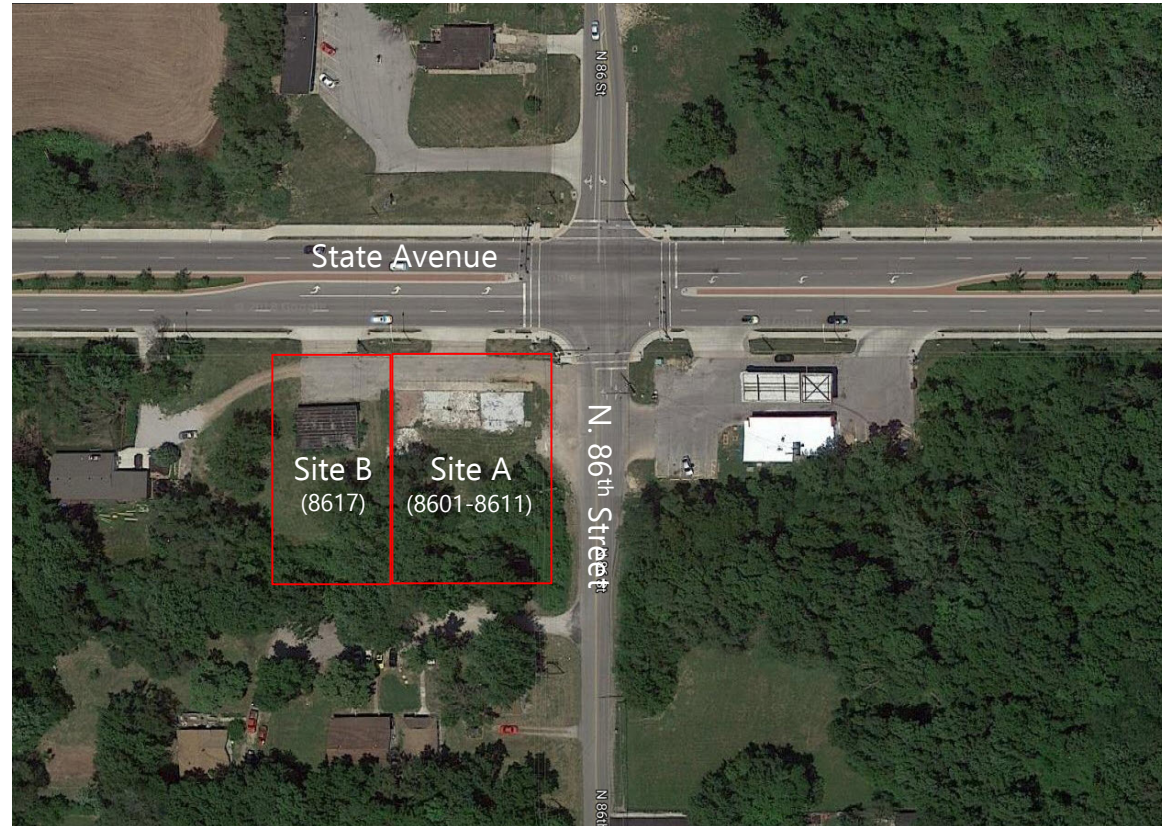
LAND FOR SALE | 1.03± ACRES (TWO PARCELS)

PROPERTY FEATURES

- Utilities to the site
- Located 1 mile from The Legends
- Great visibility
- Close proximity to I-435 & I-70
- Site B has freestanding, usable 1,500 SF building
- Ideally suited for bank, gas station or fast food drive-thru with four-way stoplight
- 250' of frontage on State Avenue

SPACE FEATURES

SIZE	Site A: .55± Acres Site B: .48± Acres
SALE PRICE	\$450,000
CURRENT ZONING	C-1



For more information, please contact:

THOMAS WARD

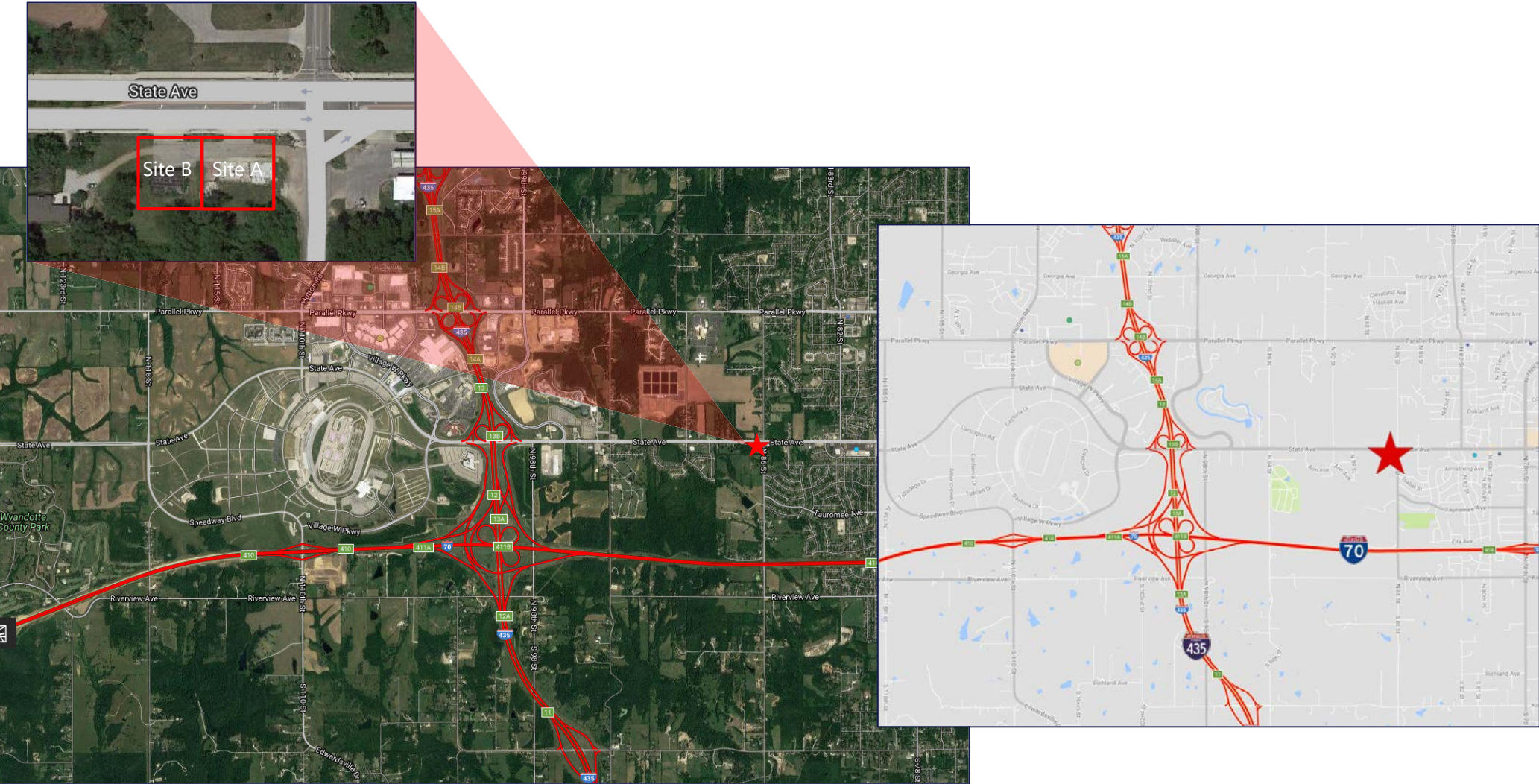
Office Brokerage
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