

SEC OF NE 96<sup>TH</sup> STREET & I-435

KANSAS CITY, MISSOURI 64156

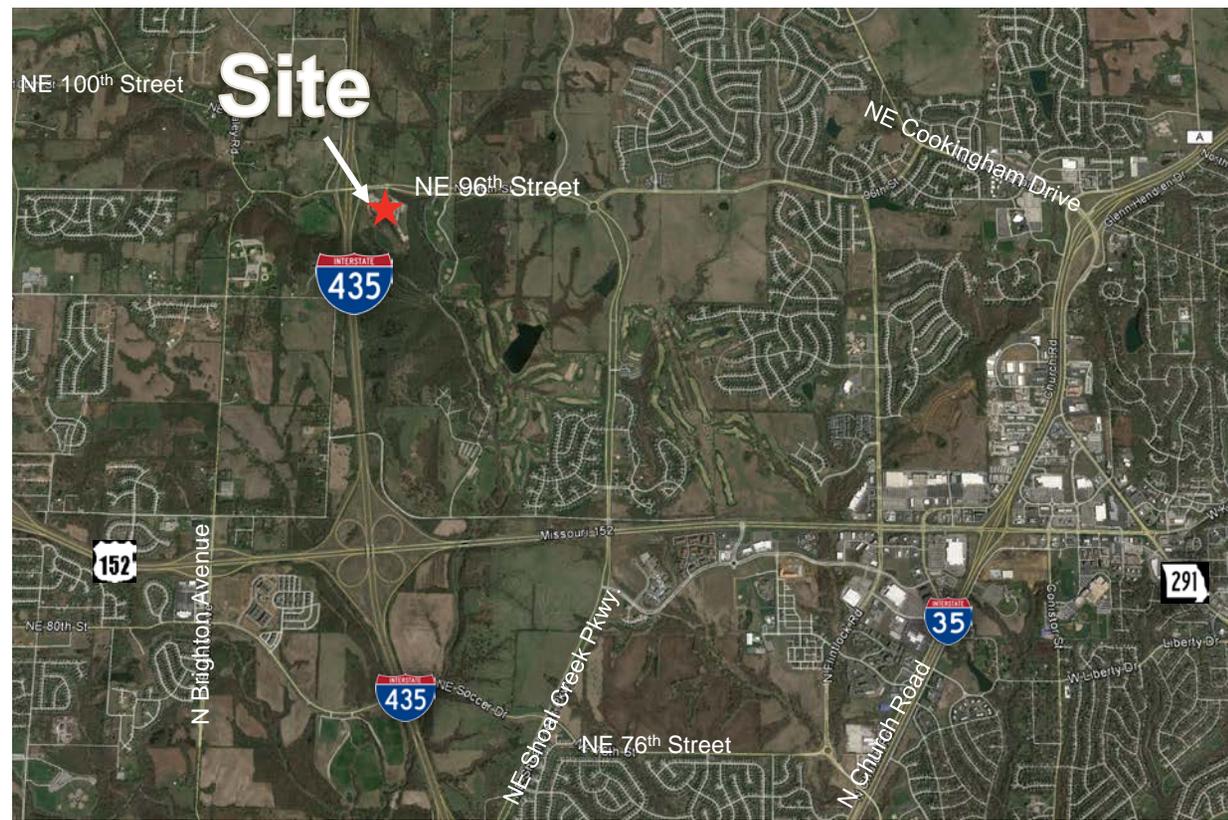
INVESTMENT LAND FOR SALE | 43.49<sub>±</sub> ACRES



**Income Producing Land on Highway Corner**

**LAND FEATURES**

<b>ACRES</b>	43.49 <sub>±</sub> Acres
<b>SALE PRICE</b>	\$4,615,000
<b>ZONING</b>	R-80 (AG)
<b>FEATURES</b>	<ul style="list-style-type: none"><li>▪ Interstate visibility</li><li>▪ Long-term lease with publicly-traded company</li><li>▪ Full diamond interchange</li></ul>
<b>NOI</b>	<ul style="list-style-type: none"><li>▪ \$120,000/Year through 10/31/2023</li></ul>



For more information, please contact:

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