



8691 US-69, Cameron, MO 64429

Unpriced

Land and Business for Sale

Business and Land for Sale

Broker/Agent of Record: Erin Nystrom (License: 2001003505)



Todd Logan
MO MO:2018018946
816.985.7478

Listing Added: 05/14/2024

Listing Updated: 11/13/2024

kw KANSAS CITY
NORTH
KELLERWILLIAMS.

Details

Property Type	Business for Sale, Land	Subtype	Business and Building, Commercial, Industrial
Class	C	Square Footage	5,144
Cap Rate	7.60%	Units	4
Stories	1	Lot Size (acres)	3.6

Marketing Description

Prime Commercial Opportunity Awaits!

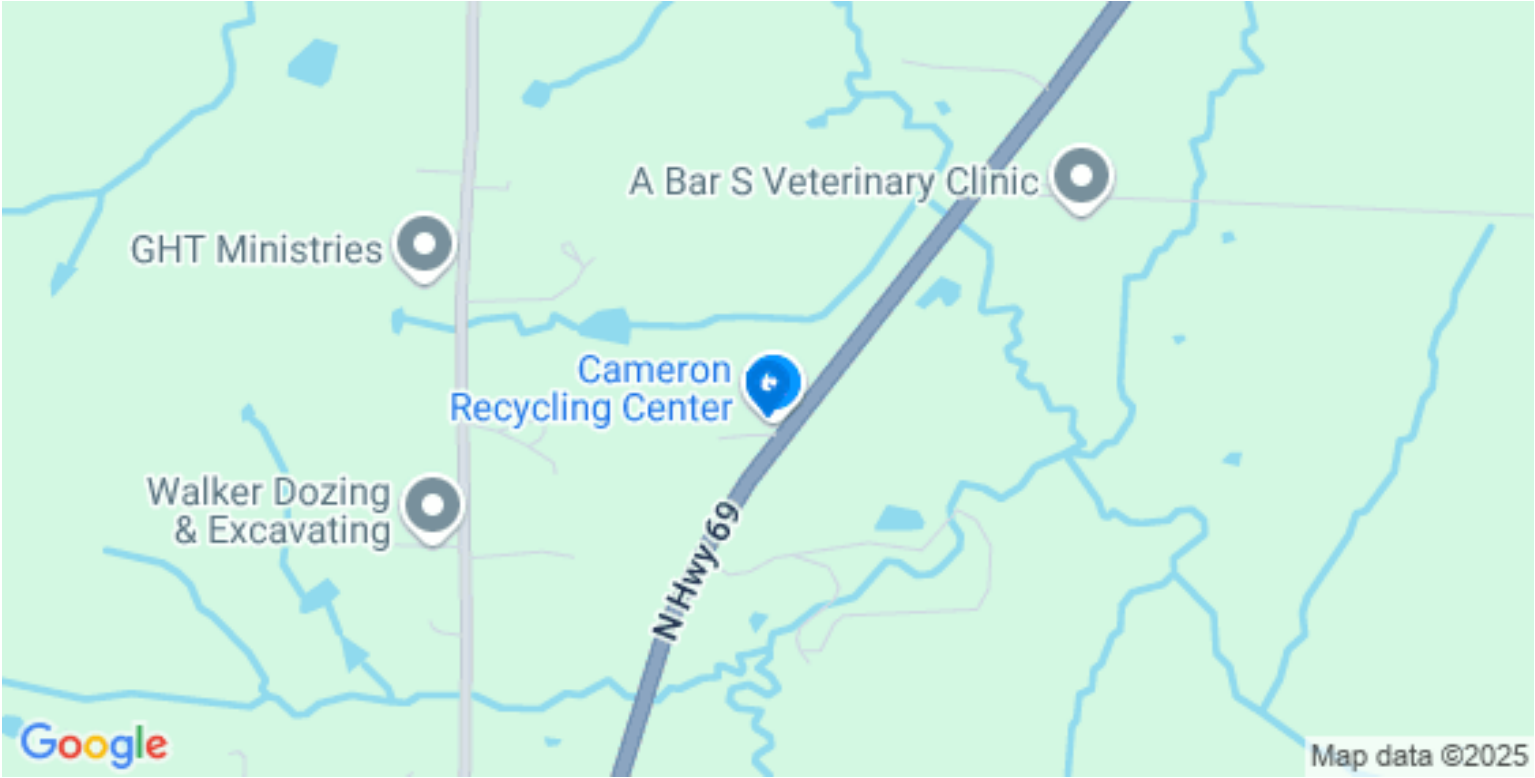
Welcome to this exceptional commercial property, perfectly suited for entrepreneurs and business owners looking to take their operations to the next level. Situated on a sprawling 3.6-acre lot, this property boasts a versatile building with 5 at-grade bays, ideal for warehousing, manufacturing, or repair services.

The building also features a comfortable office space, complete with a reception area and bathroom, providing a professional and efficient work environment. But that's not all - this property is currently home to a thriving scrap metal recycling business, complete with several pieces of heavy machinery, trucks, and trailers.

The property's infrastructure is designed to support heavy industry, with a large truck scale on site. Whether you're looking to continue the existing business or adapt the property to suit your own needs, this is an opportunity you won't want to miss.

Don't miss out on this rare chance to acquire a fully-equipped commercial property with immense potential for growth and development. Contact us today to schedule a viewing and make this incredible opportunity yours!

Location (1 Location)



Property Photos (8 photos)

