

Standalone Office Building for Sale

4228 S. Hocker Ave. Bldg. 12, Independence, MO 64055



- Vacant & Ready to Occupy
- Built in 1985
- 3 Floors - 3,500 SF Each
- Property is 0.76 Acres
- Roof Useful Life - 10-15 Years
- Taxes 2023 - \$8,669

- Easily Divisible by Floor
- Separate Entrances, Utilities
- Staircase on Front & Rear
- Parking Lot Entry to 2nd Floor
- \$3,200 Annual HOA Fee
- Insurance - \$2,500 Annually

Lower Level Photos

4228 S. Hocker Ave. Bldg. 12, Independence, MO 64055 | \$595,000



1st (Lower) Floor - 3,500 SF Office

Grade Level Entry via Rear of Building

12 Private Offices

2 Single Bathrooms

Kitchen

2 Storage Rooms

Open Bull Pen & Conference Area



Main Level Photos

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2nd (Main) Floor - 3,500 SF Office

Grade Level Entry via Front Door

3 Executive Offices (1 w/ Private Bathroom)

5 Private Offices

2 Single Bathrooms

Kitchen

Open Bull Pen Area



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Upper Level Photos

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3rd (Upstairs) Floor - 3,500 SF Office

Parking Lot Entry via 2nd (Main)
Floor, Stairwells on both Front &
Rear of Building

2 Executive Offices

10 Private Offices

2 Singles Bathrooms

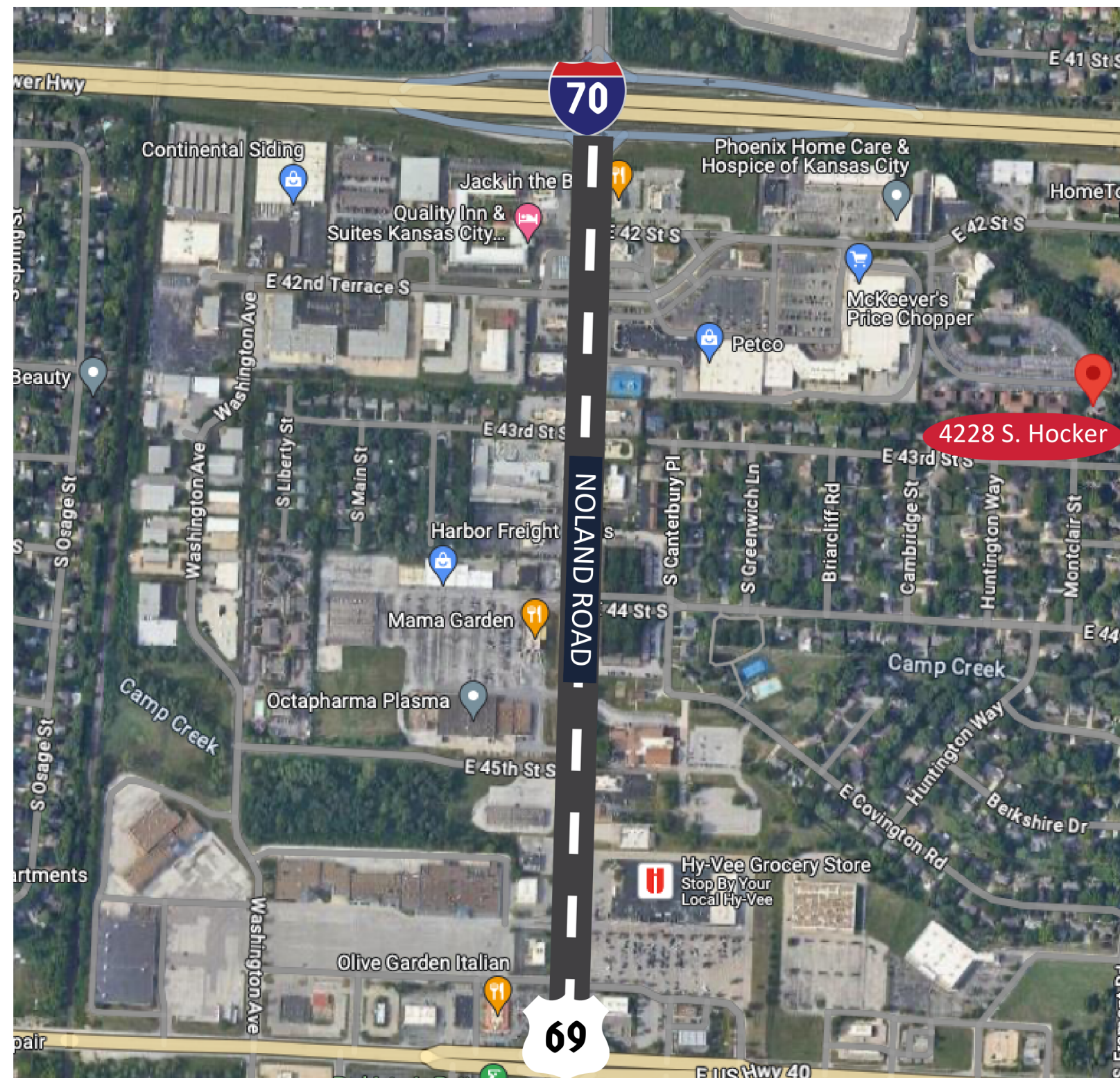
Kitchen

Large Conference Room



Map | Noland Road Between I-70 & Hwy 69

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