

FOR SALE SINGLE-TENANT FLEX BUILDING

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**3054 SOUTHWEST BLVD
KANSAS CITY, MO 64108**

CONTACT



Hunter Seabaugh

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INDUSTRIAL FOR SALE/LEASE

3054 SOUTHWEST BLVD

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PROPERTY DESCRIPTION

- Rare purchase opportunity on Southwest Boulevard
- First time on market in 20+ years
- Centrally located within greater KC Metro
- M1-5 Zoning allows for variety of uses
- 9,356 SF total
- Main Level: 5,686 SF
- Second Level: 3,670 SF

LOCATION DESCRIPTION

- A+ visibility on Southwest Boulevard
- Centrally located within greater KC Metro
- Highway access:
- I-35: 2 minutes
- US 169: 2 minutes
- US 69 N: 3 minutes
- I-70: 4 minutes
- US 69 S: 7 minutes
- US 71: 8 minutes
- Neighboring QuikTrip ranks #6 in Missouri and top 3% nationally based on visits (placer.ai)

OFFERING SUMMARY

Sale Price:	\$1,200,000
Available SF:	9,356 SF
Lot Size:	0.27 acres

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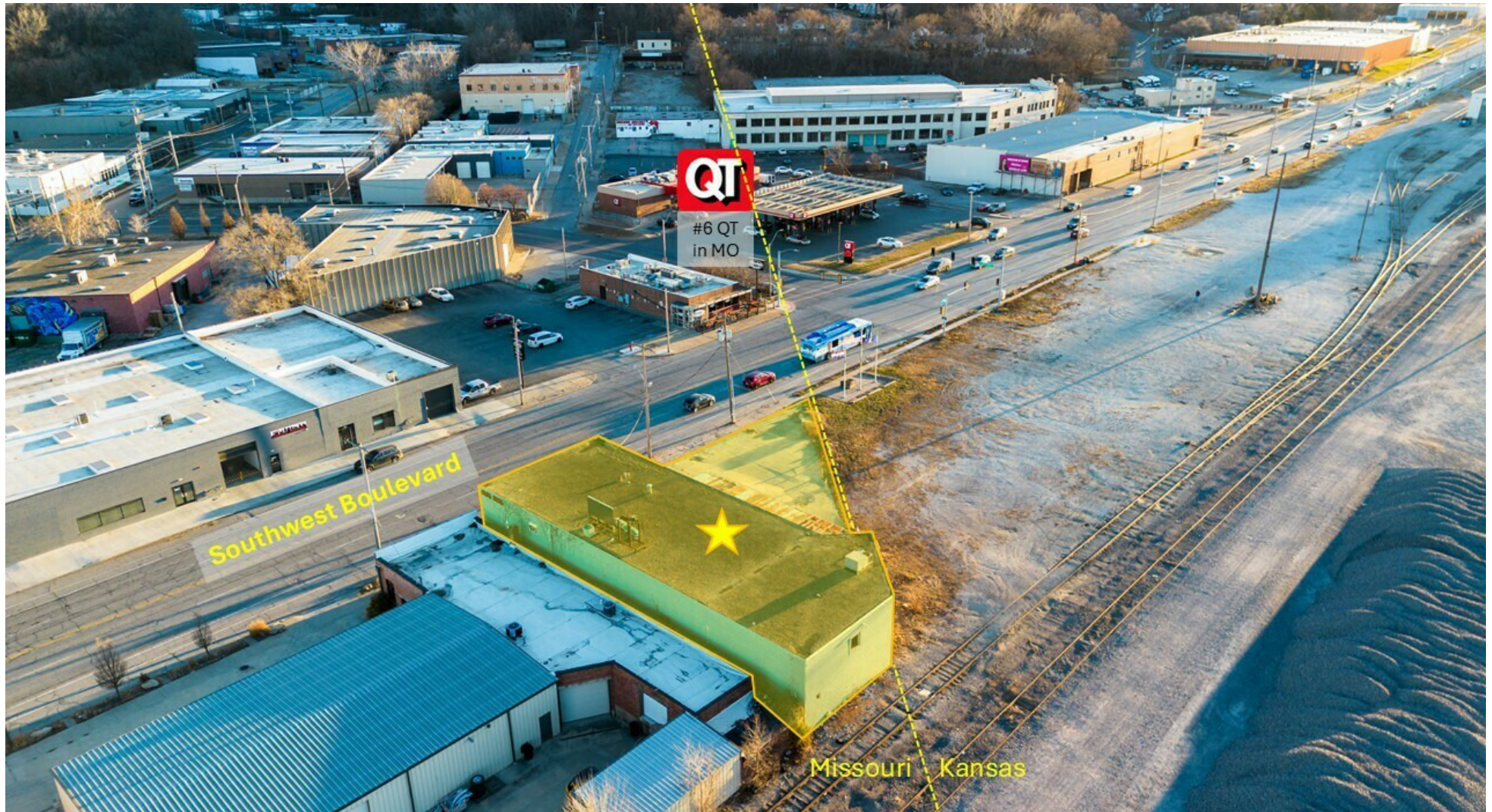
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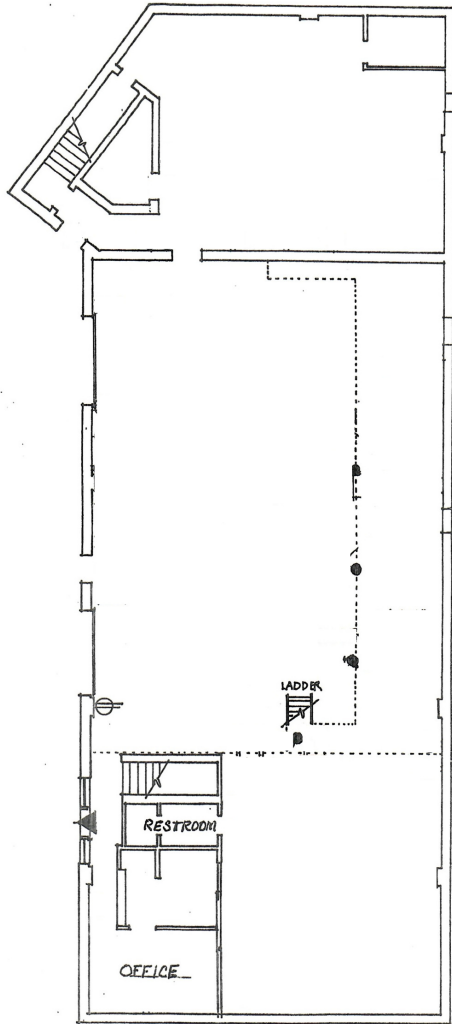
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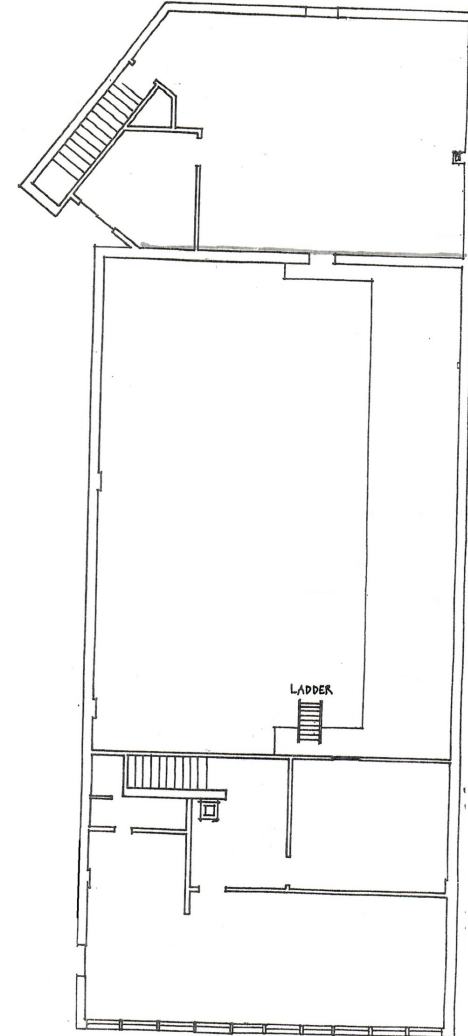
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GROUND FLOOR



MEZZANINE & SECOND FLOOR

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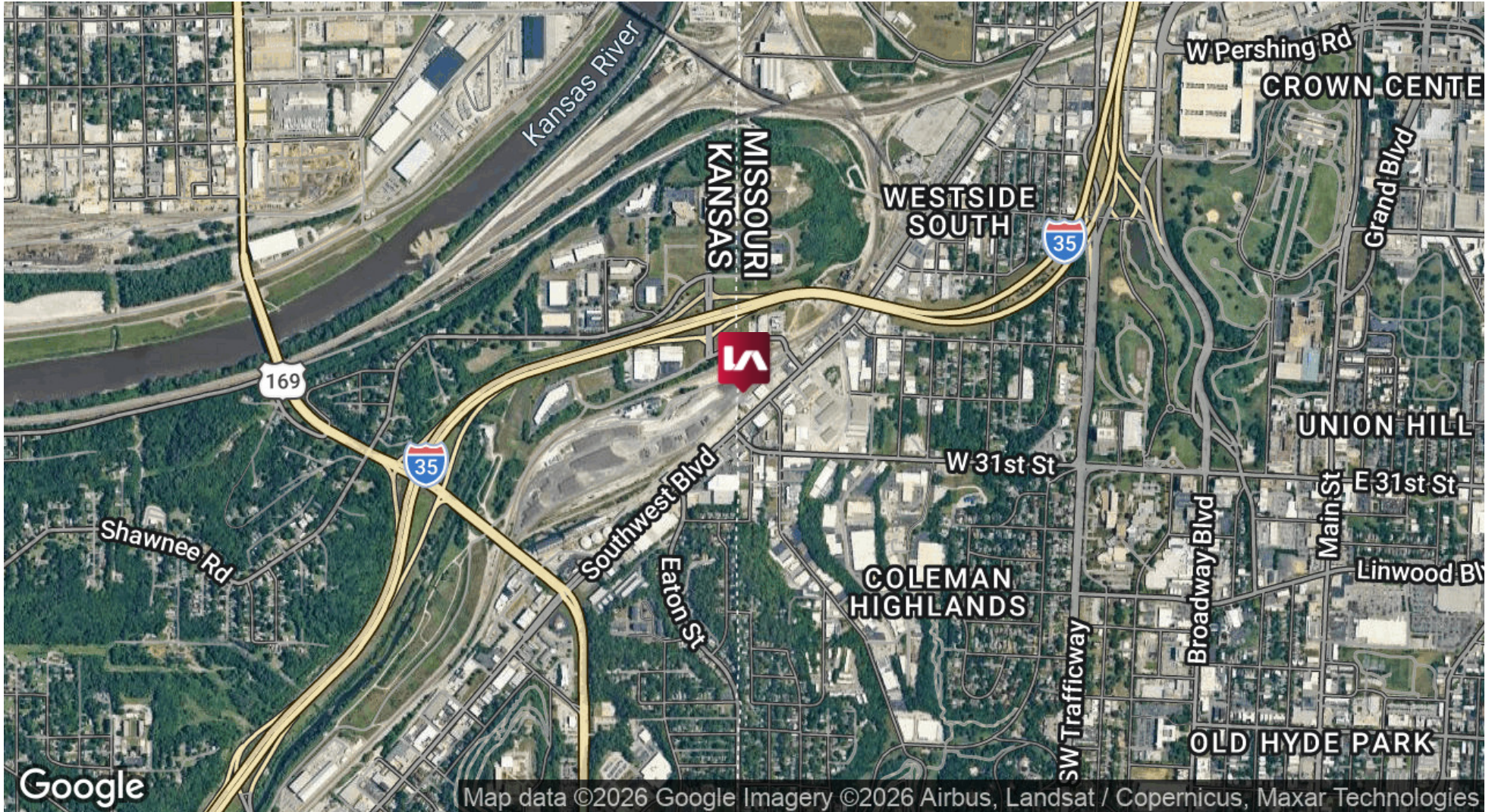
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