

**3.89 Acre Site + 10,000 SF Building For Sale in North KC!**

**1437 Gentry St. North Kansas City, MO 64116**



**\$3,550,000**

3 Parcels Combine for ~ 3.89 Flat Acres

Approximately 10,000 SF Clear Span Building On-Site

Surrounded By Booming North Kansas City Development

Zoning: Commercial (City is Open to Alternate Zoning)

Parcel IDs: 17614000900300; 17614000900400; 17614000900200

Please Contact David Smart for More Information

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Sale Price: \$3,550,000

Various Access Points via Howell St, 15th Ave, 14th Ave, Gentry St

Highway Access via I-29, 9 Hwy

Fenced Yard ~ 180' x 127'

2019 Environmental Report Available

Current Tenant is Month-to-Month

Zoning: Vacant Commercial & Improved Manufacturing

~ 1.68 Acres  
Vacant Land

~ 1.16 Acres  
Vacant Land  
No Fence

~ 1.05 Acres  
~ 10,000 SF Building  
~180' x 127' Fenced Yard



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**\$3,550,000**



~ 10,000 SF Clear Span Building On-Site

(4) Dock High 10' x 12'

(1) Drive-In Door 10' x 10'

Multiple Access Points

No HVAC or Restrooms

Highway Access via I-29, 9 Hwy

Current Tenant is Month-to-Month

Zoning: Improved Manufacturing



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# 3.89 Acre Industrial Property For Sale in Northtown

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