



OPES COMMERCIAL REAL ESTATE



301 HIGHGROVE RD
GRANDVIEW, MO 64030

FOR SALE

\$5,695,000

8.37% CAP

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Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind



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Population	2 Mile	5 Mile	10 Mile
2023 Population	17,269	104,413	507,123
2028 Population	17,558	104,444	515,342
Annual Growth 2023-2028	0.3%	0.2%	0.3%

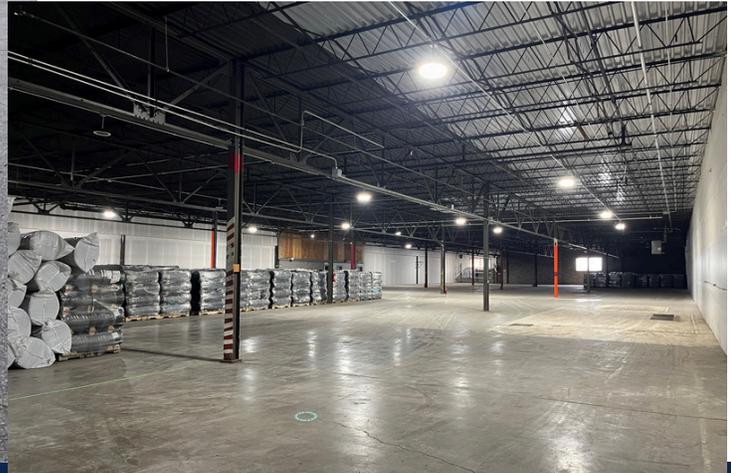
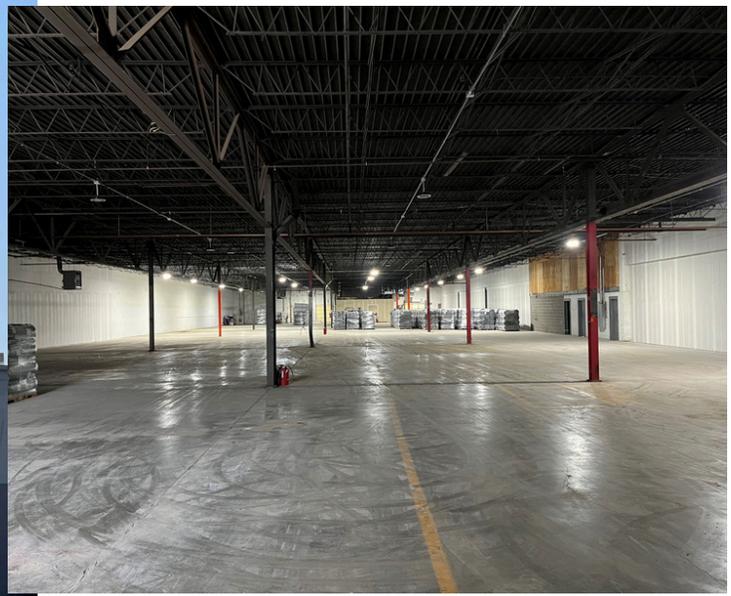
Households	2 Mile	5 Mile	10 Mile
2023 Total Households	6,891	40,744	205,849
Growth 2023-2028	0.3%	0.1%	0.3%
Median Household Income	\$52,161	\$60,227	\$79,521

PROPERTY FEATURES:

- Industrial building for sale in Grandview, Missouri
- 105,000 +/- SF on 4.89 +/- Acres
- 45,000 +/- Sf in Suite A and (2) 30,000 +/- SF spaces suites b and c
- 8 docks 8'x10' / 2 platforms with dock, 8'x10' and 24'x14' doors
- I-2 zoning
- 2025 NOI - \$464,935.80
- Offering price reflects a 8.37% cap

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