

909 N Scott Ave, Belton , MO 64012

4,800 SF – Single Tenant – Flex Industrial

FOR SALE



Sale Price:
\$675,000

Investment Details:

Tenancy	Single
Occupancy	100%
Lease Type	NNN
Tenant Name	Will be provided upon further inquiry and LOI
In Place NOI	\$49,608
Lease Expiration	1/31/2028
Rent Escalations	3.0% Annual Escalations

Asset Information:

Bldg. Type	Flex Industrial
Bldg. Area	4,800 SF
Land Area	0.52 AC (22,651 SF)
Year Built	1979
Parking	21 spaces
Access Points	2 Drive In Doors

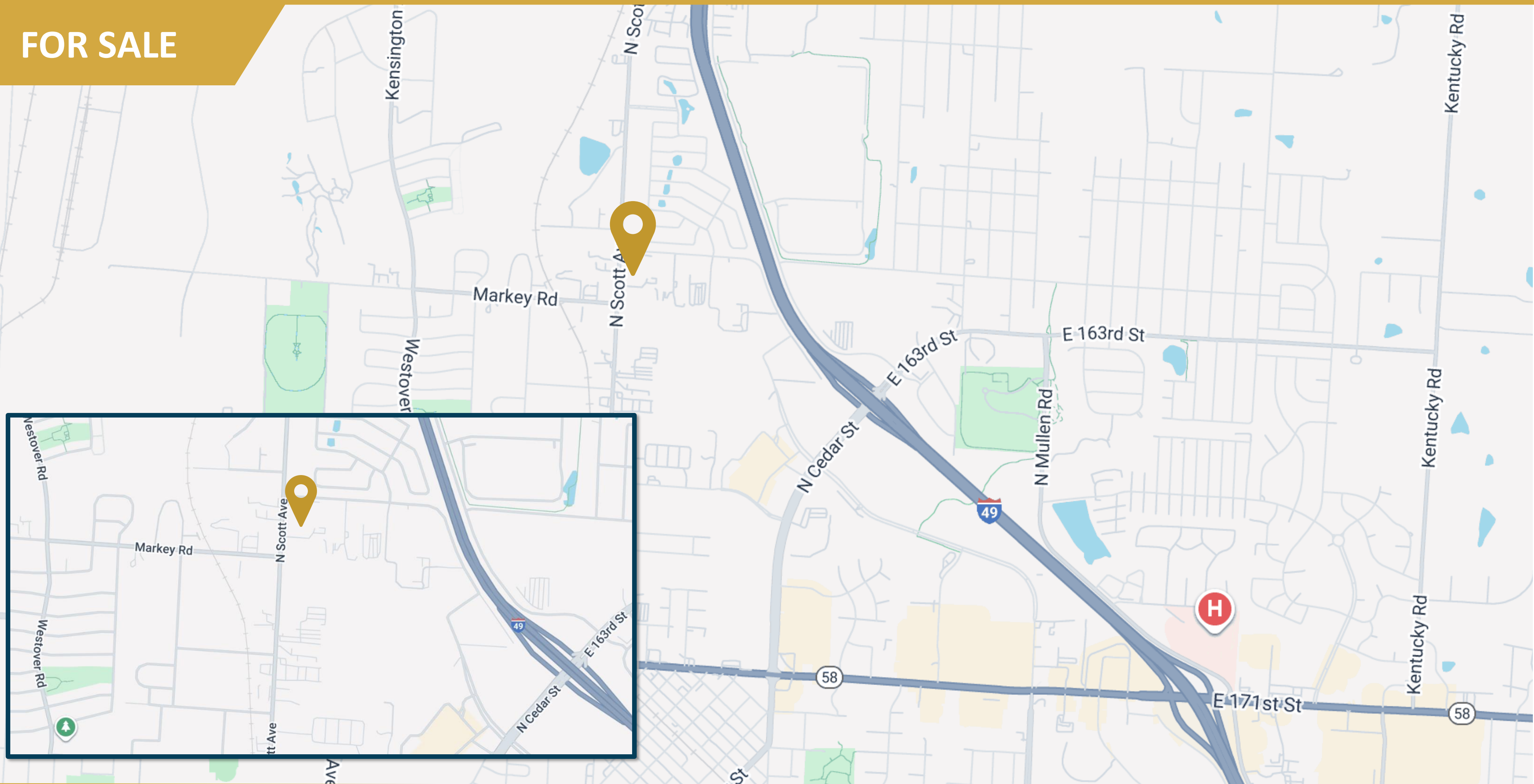
For more information, please contact:

Mike Rivera | Broker | AMG/CR | Phone: 913.827.1712 | mriviera@amg-cr.com

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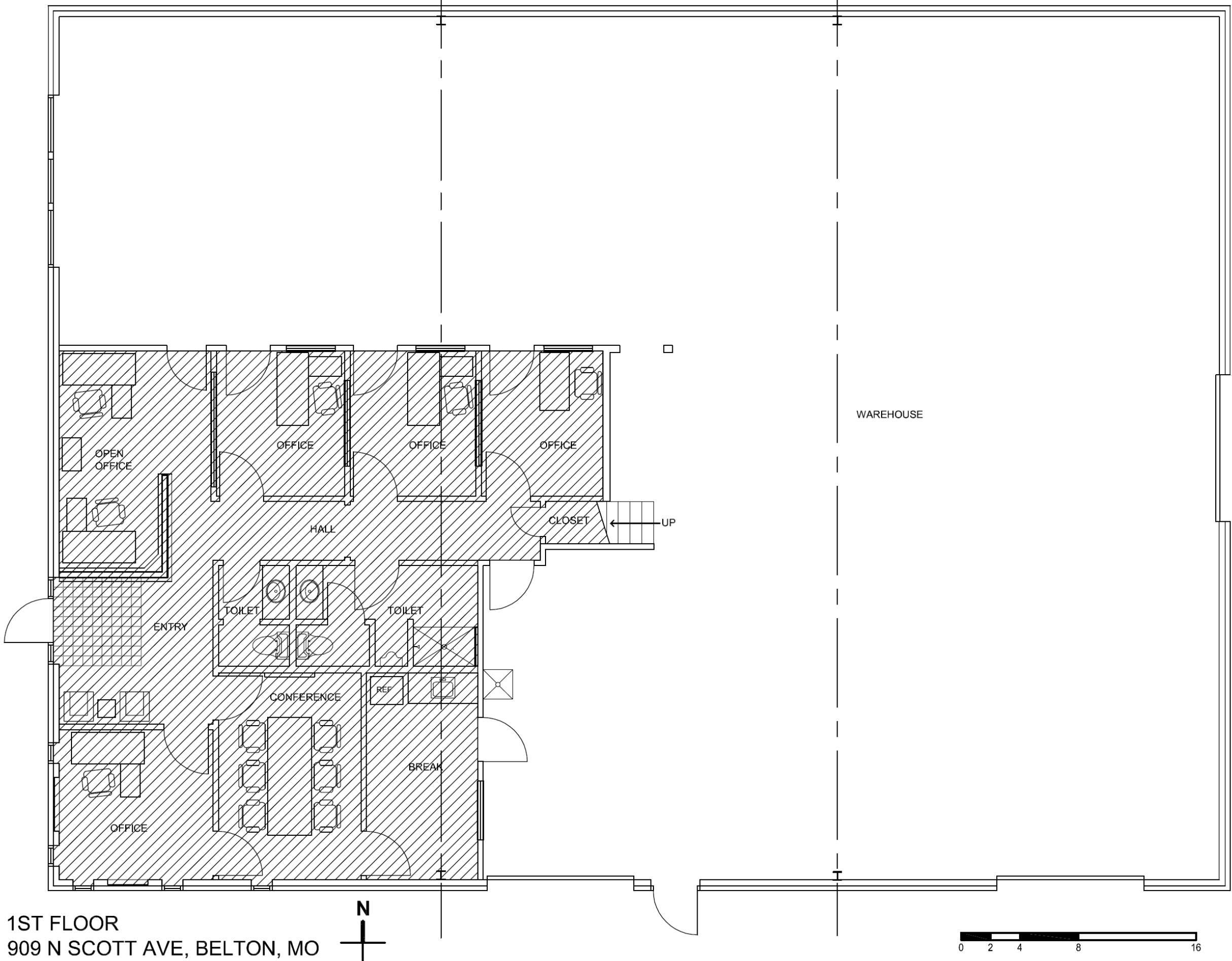
Investment Insights:

- **Tenant:** 3 years into their lease
- **Office Upgrades:** 2 Private Offices – 2 Meeting Rooms – Break Room – Reception – Multiple Bathrooms
- **Loading:** Dock-high Door converted to drive-in (can be restored)
- **Location:** Prime corridor experiencing steady growth

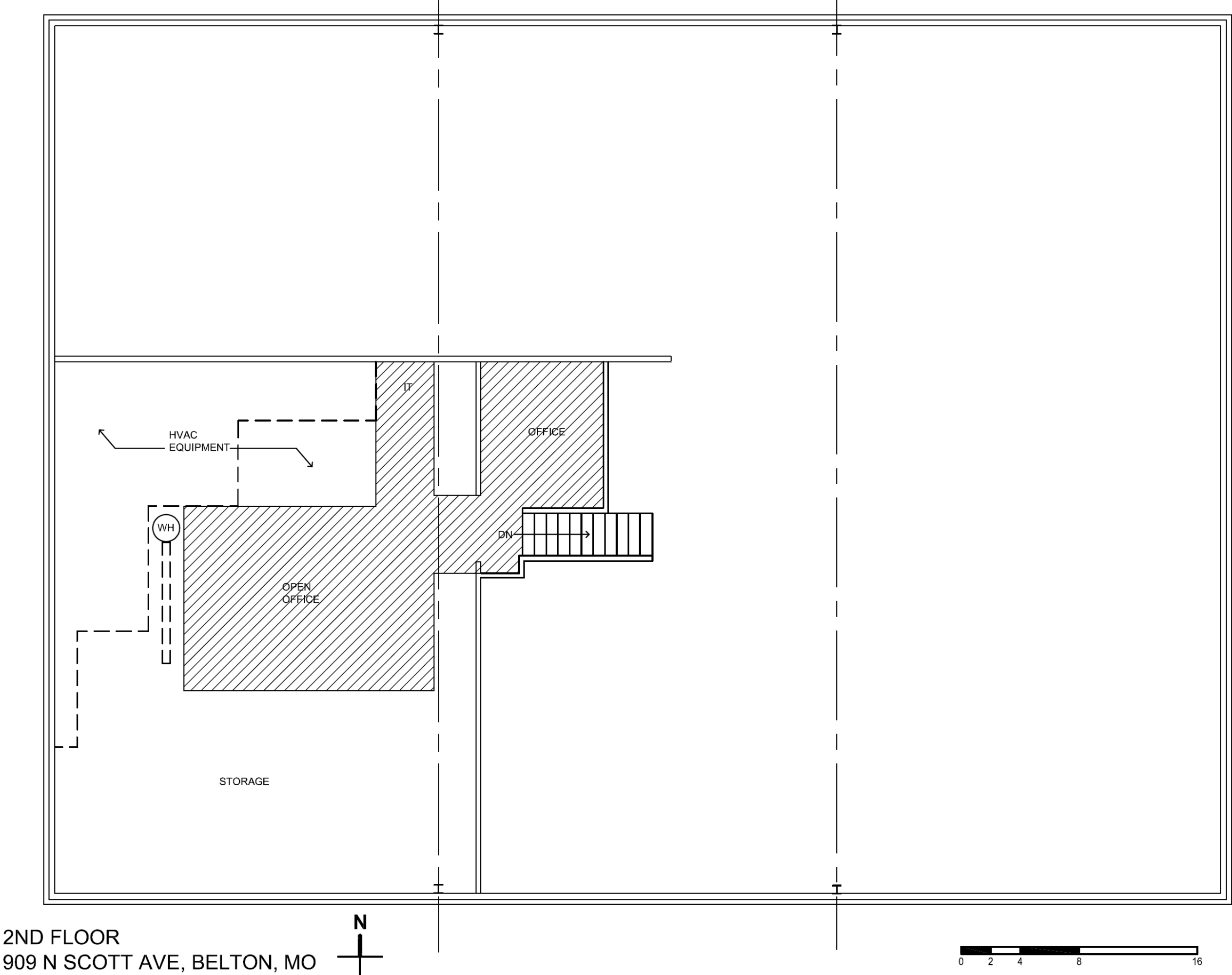
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Floor Plan



Floor Plan



Interior Photos

