



OPES COMMERCIAL REAL ESTATE



1421 E NORTH AVE BELTON, MO 64012

FOR SALE
\$2,200,000.00

IMMEDIATE AVAILABILITY

NATE PRATHER

816-268-4483

NTPRATHER@OPESCRE.COM

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

PROPERTY FEATURES:

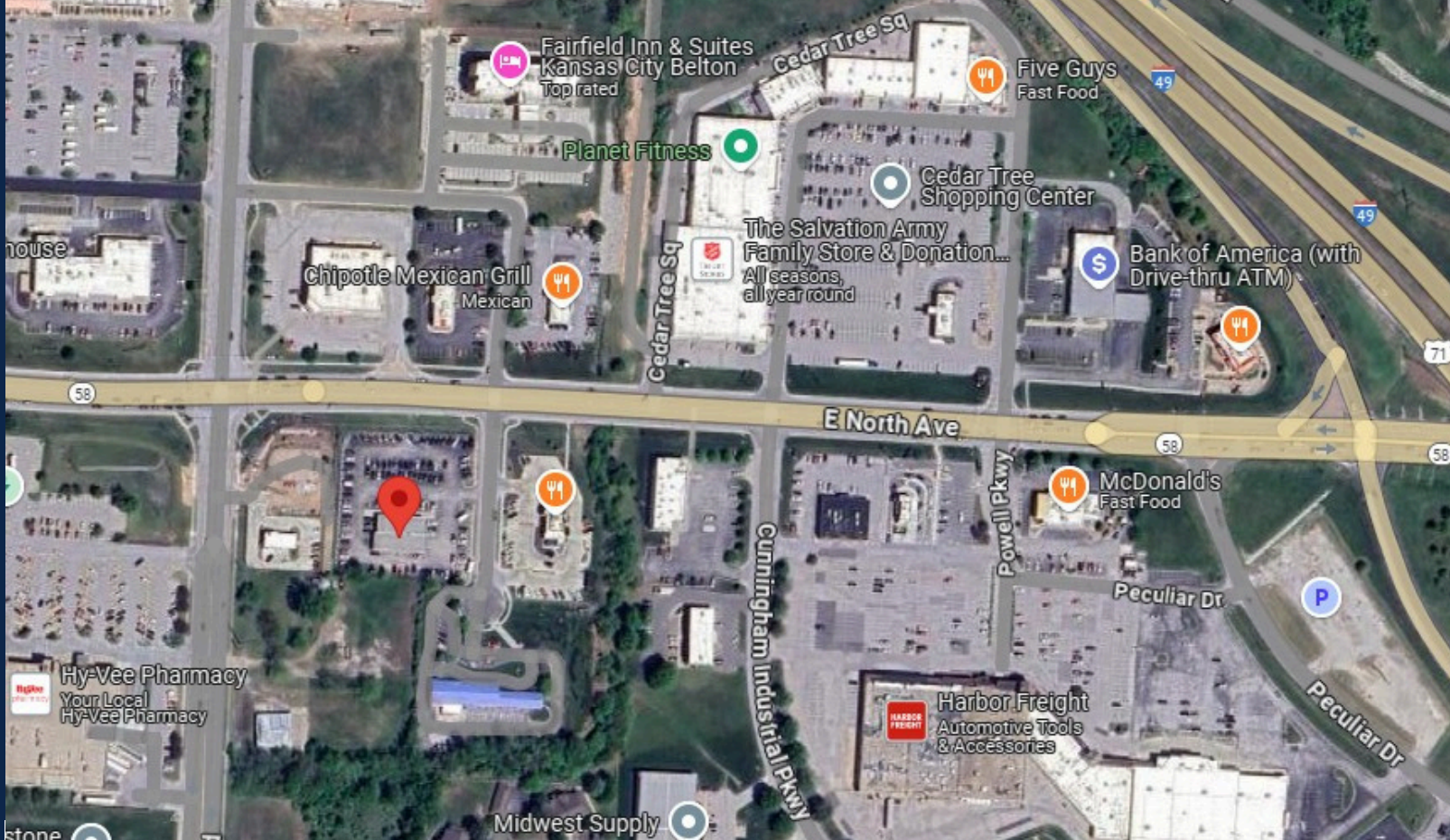
- EXCELLENT 5,476 +/- SF RETAIL BUILDING FOR SALE IN PRIME RETAIL LOCATION
- PROPERTY SIZE IS 1.63 +/- ACRES OR 71,003 +/- SF
- FORMER AUTOMOTIVE SALES BUILDING WITH 2,600 +/- OFFICE AND 2,876 +/- WAREHOUSE/SHOP
- THREE (3) 10' DRIVE IN DOORS, WAREHOUSE/SHOP HAS DRIVE THROUGH CAPABILITY
- EXCELLENT ACCESS AND VISIBILITY TO 171ST STREET OR 58 HIGHWAY
- OWNER WILL BE SPLITTING THE PARCEL AND IS WORKING ON A CROSS RECIPROCAL EASEMENT AGREEMENT WITH NEIGHBOR TO THE WEST



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Population	2 Mile	5 Mile	10 Mile
2024 Population	28,126	66,511	263,993
2029 Population	30,169	70,058	263,993
Annual Growth 2024-2029	1.8%	0.8%	0.6%



Households	2 Mile	5 Mile	10 Mile
2024 Total Households	10,936	25,560	102,585
Growth 2024-2029	1.5%	1.1%	0.6%
Median Household Income	\$70,097	\$69,905	\$85,538

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