

OFFERING MEMORANDUM

100% Leased Triple Net Investment Opportunity



8312-8320 E. 171ST STREET
BELTON, MO 64012



BLOCK & COMPANY, INC., REALTORS

📞 816.412.7379
📍 605 W. 47th Street, Ste. 200
Kansas City, MO 64112
🌐 www.blockandco.com

FOR MORE INFORMATION CONTACT:

GRANT SUMMERS

📞 816.412.7307
✉ gsummers@blockandco.com

ZACH ALBRECHT 📞

816.412.7379
✉ zalbrecht@blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

PROPERTY OVERVIEW

- » Fully leased triple net strip center with below market rents
- » Ability to increase revenue through management fee
- » Great visibility on main thoroughfare for Raymore and Belton
- » Shadow anchored by Walmart, Sam's Club, and Lowe's
- » Excellent access to Hwy 49
- » Great 1031 opportunity



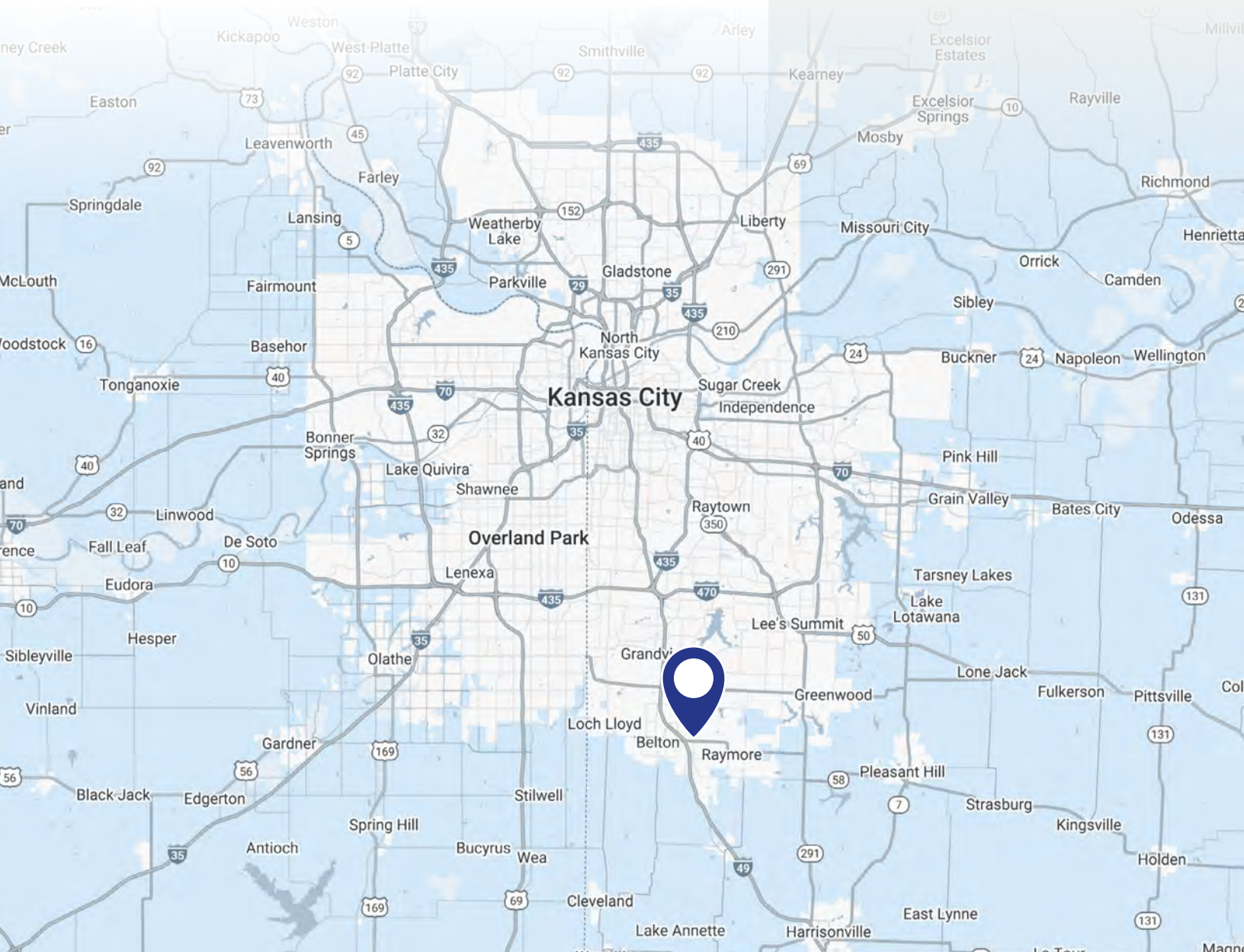
\$2,750,000
SALE PRICE



6.75%
CAP RATE



9,500 SF
SIZE



PROPERTY PHOTOS

