



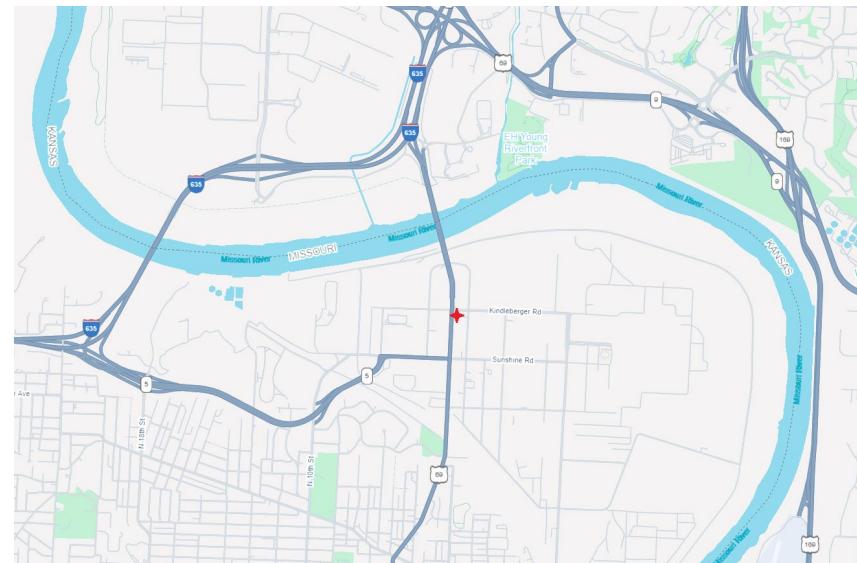
# For Sale: 3299 N. 7<sup>th</sup> Street Trafficway, Kansas City, KS



- 23,000 +/- SF building on 1.35 +/- acres
- 5,000 +/- SF office space – renovated 2023
- M-3, Heavy Industrial Zoning
- Renovations include updating electrical service, complete HVAC and plumbing replacement, new windows and roof repairs.
- 6 overhead doors – interior loading dock
- 14' clear height
- Fenced outdoor storage with electric gate
- **ASKING PRICE: \$1,638,000**

**Adam Lyngar**

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DEVELOPMENT BROKERAGE MANAGEMENT



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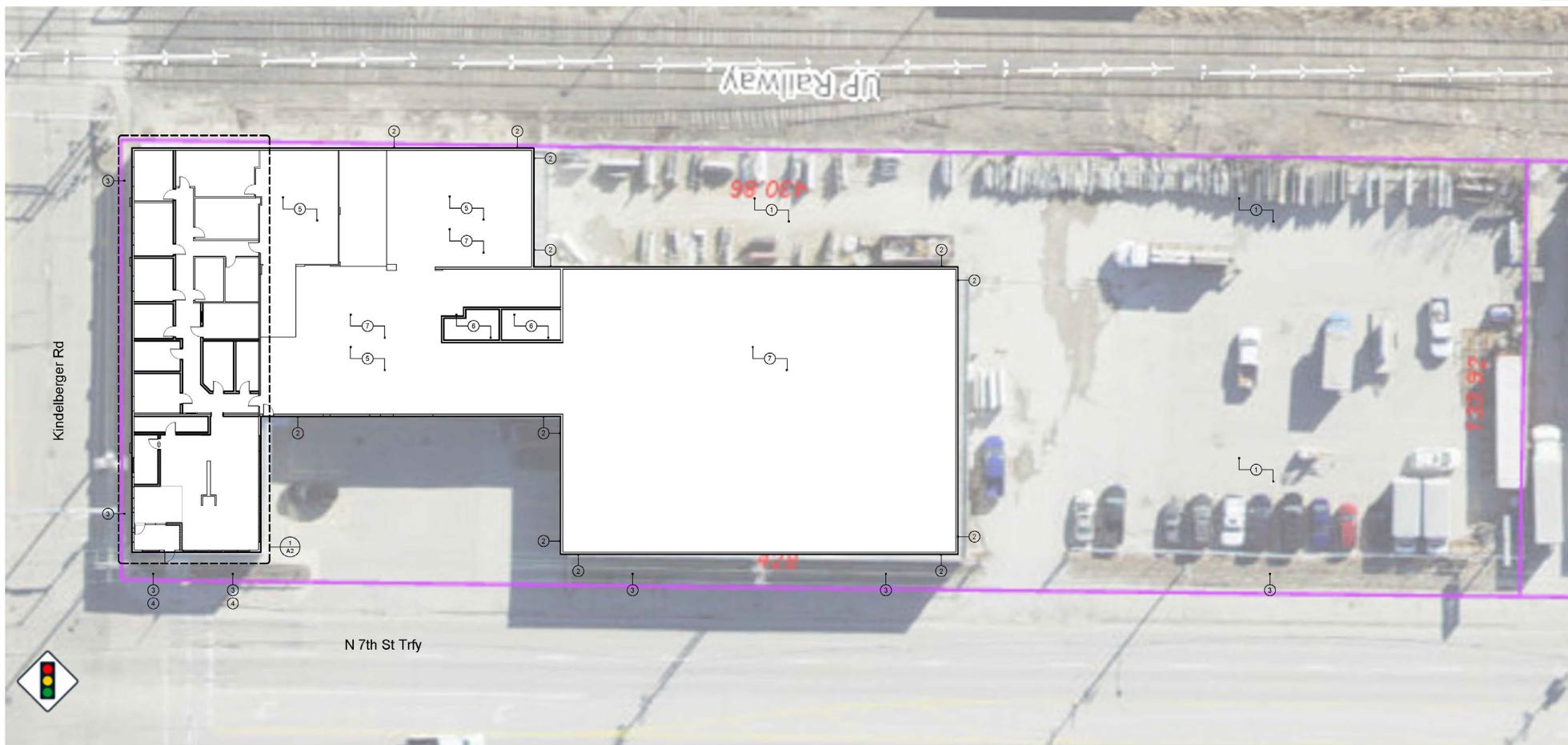


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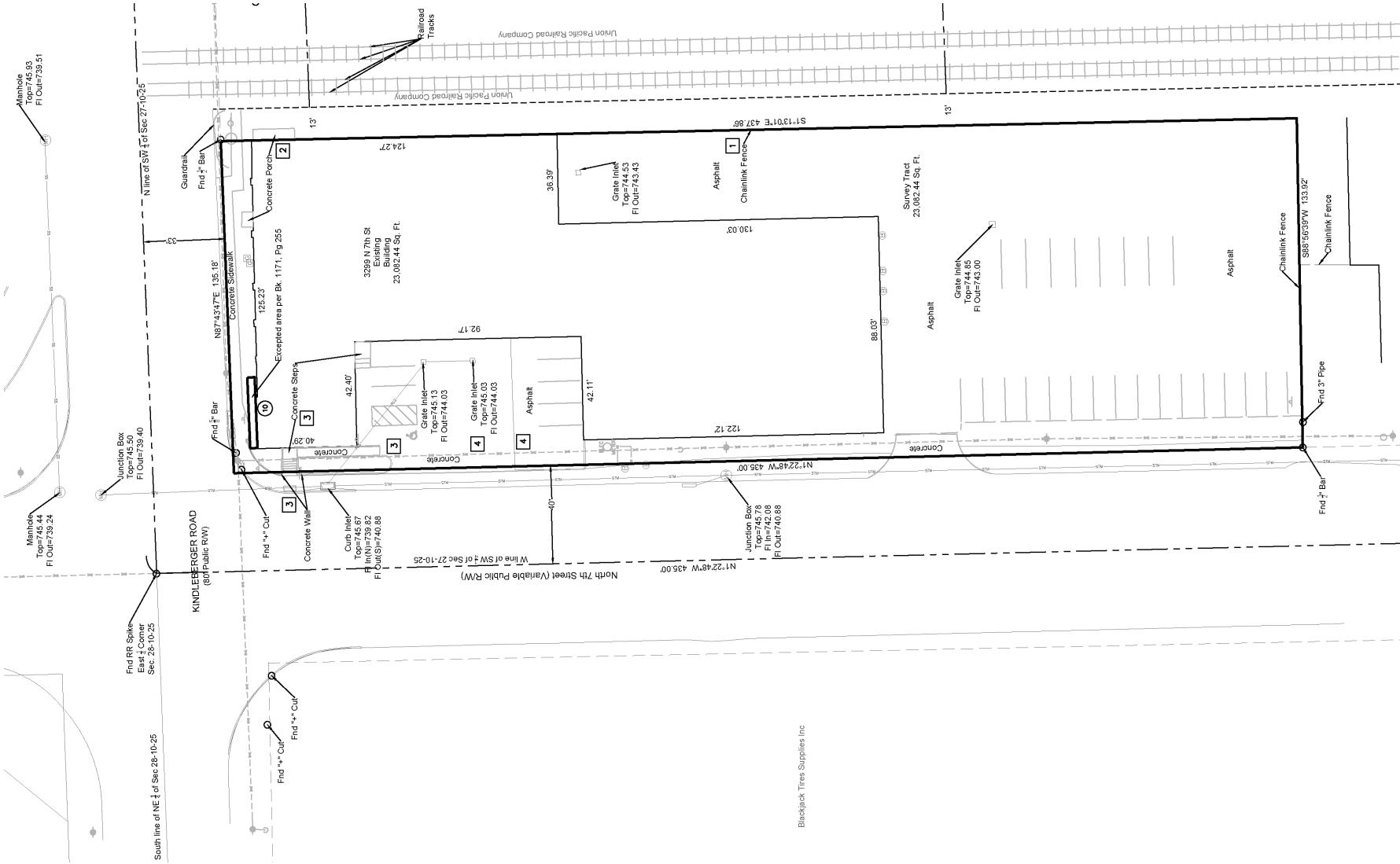


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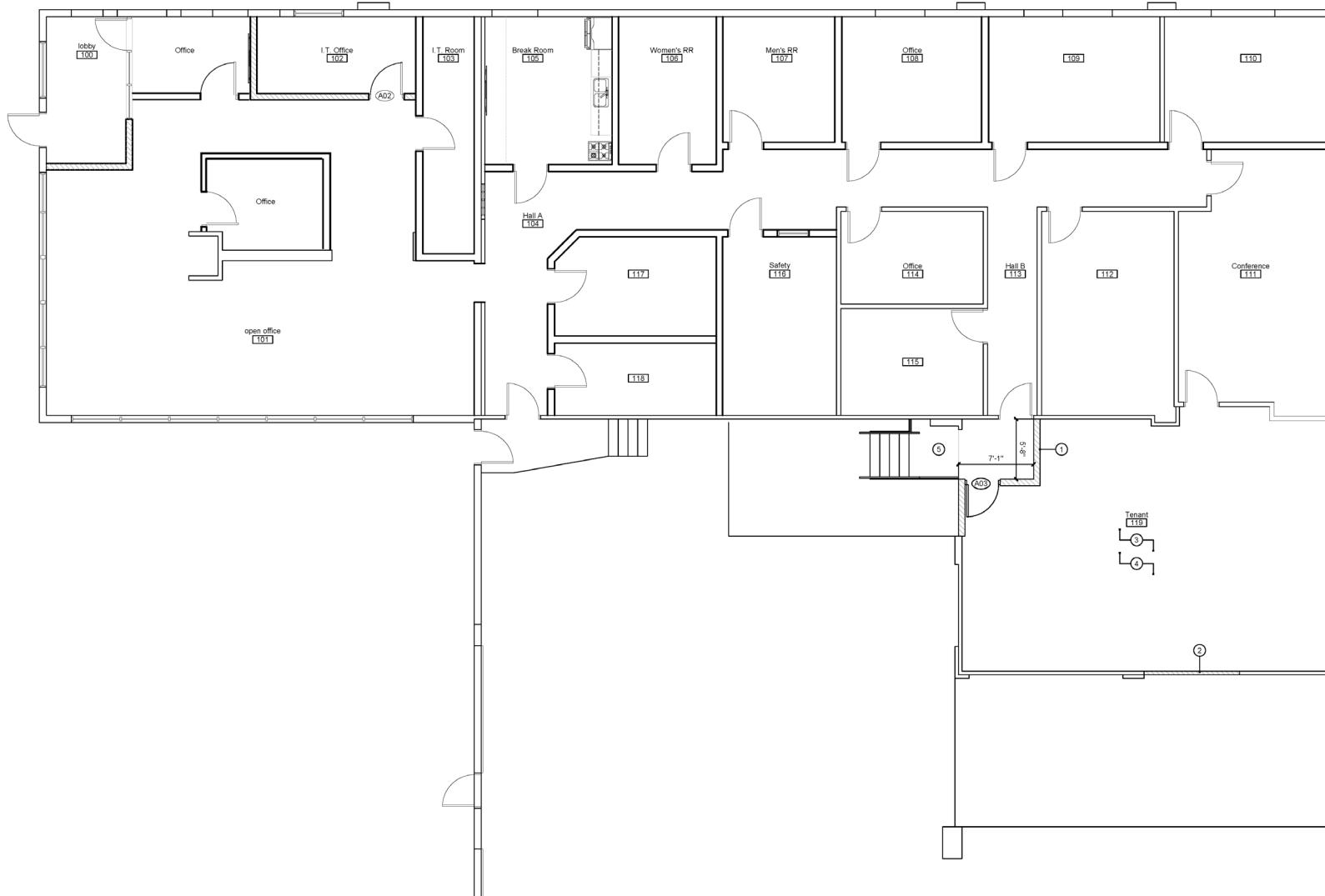
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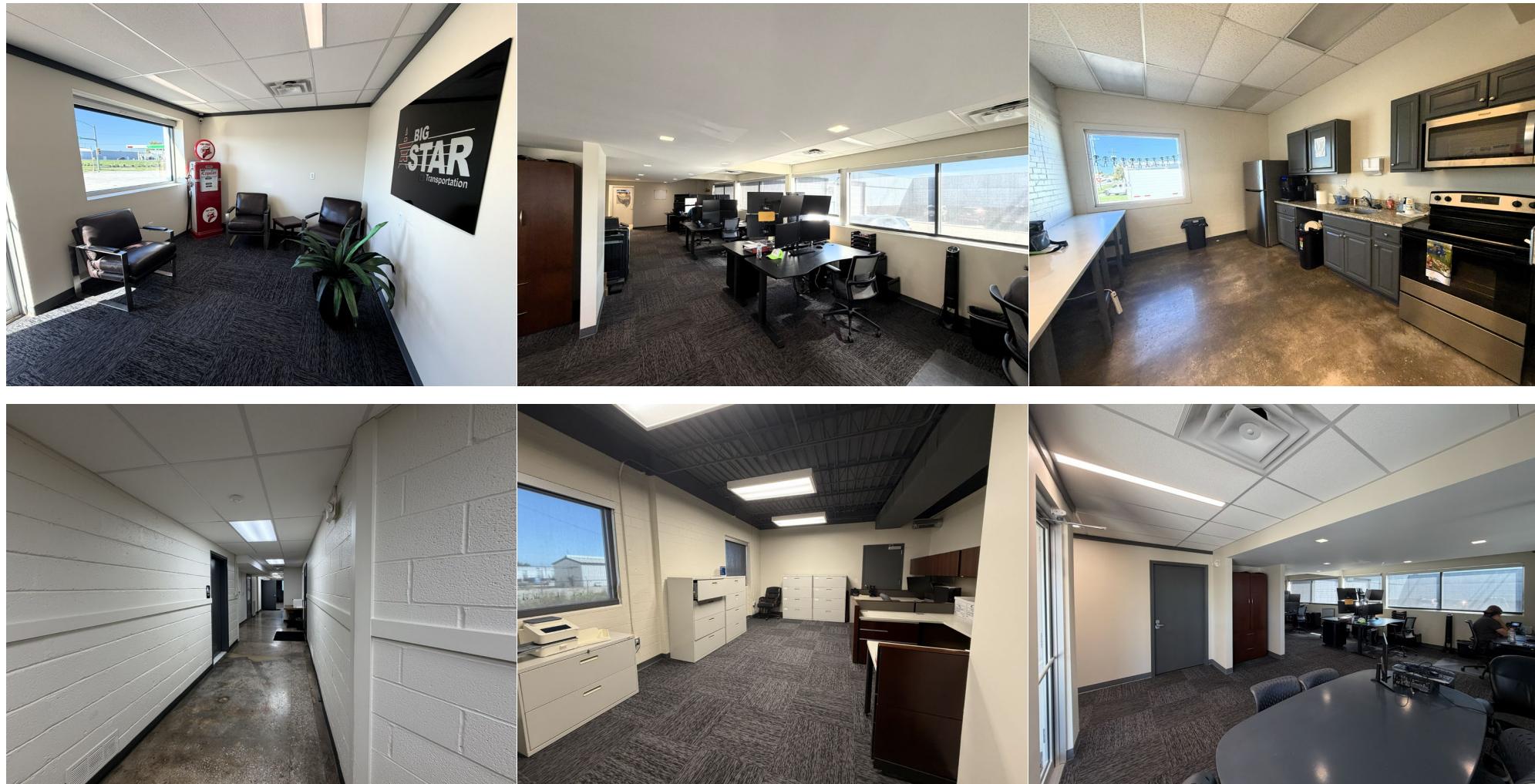


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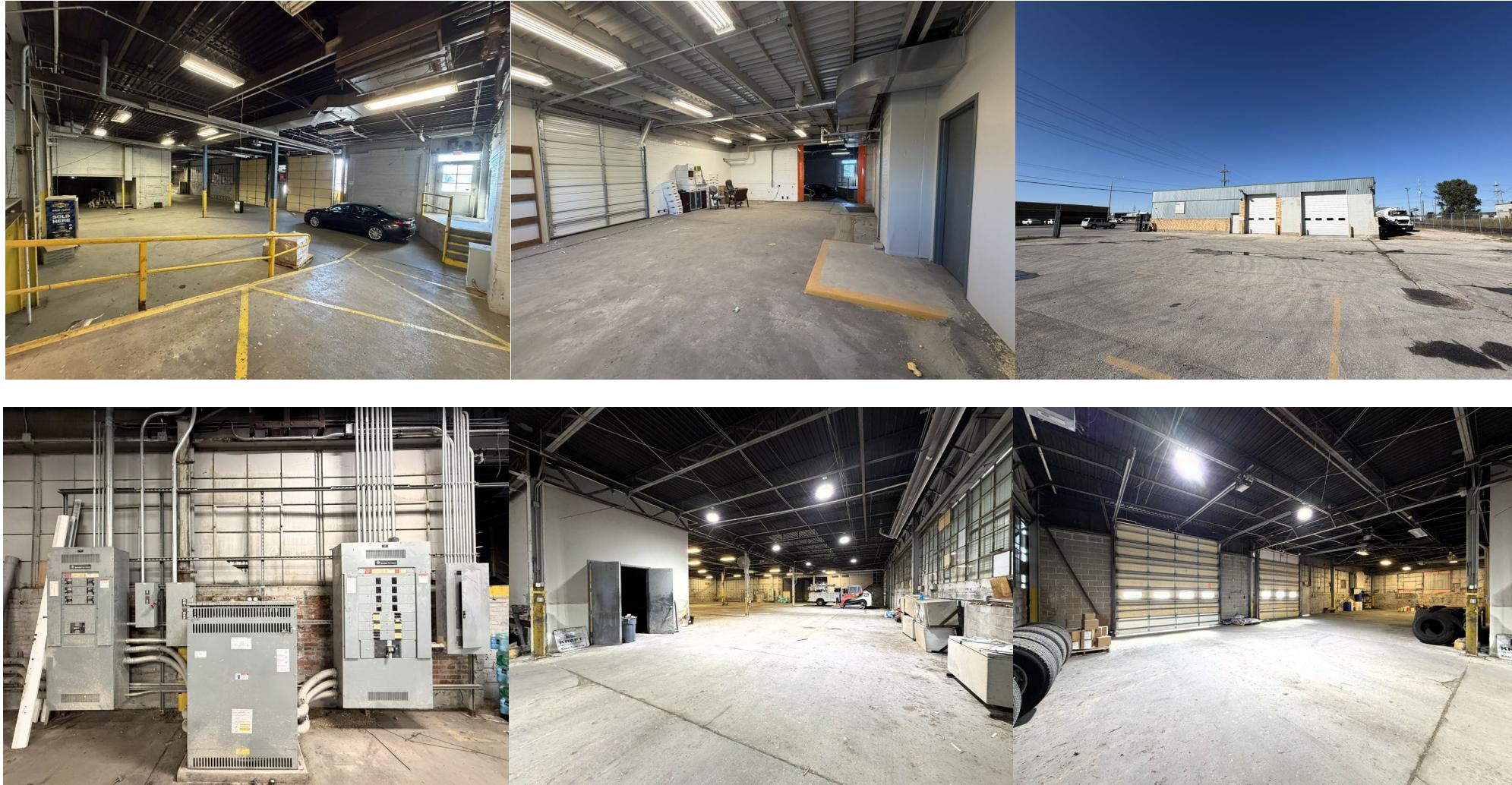


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