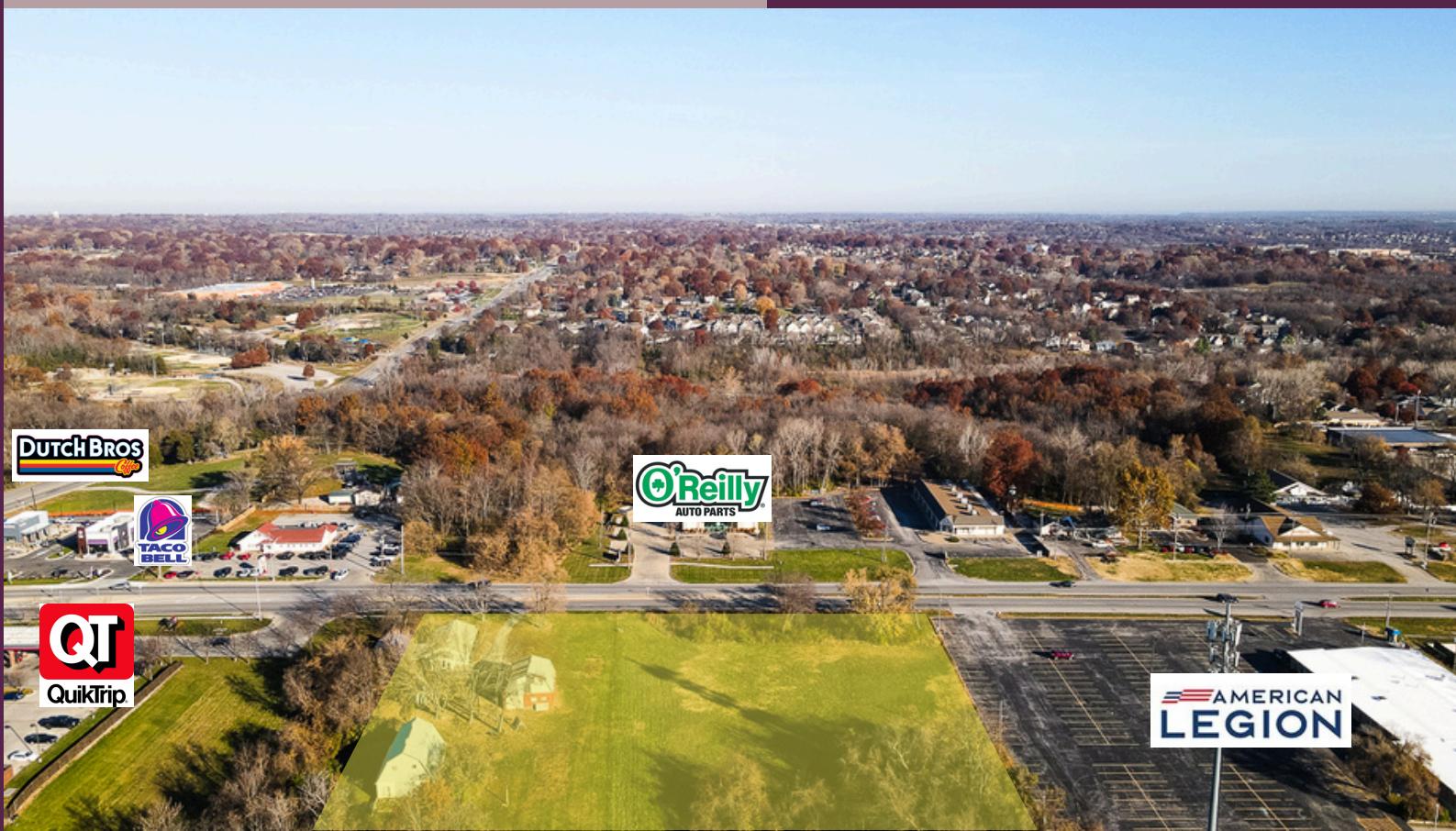


# 16523 E US Highway 40

## Independence, MO 64055



## Property Highlights

- 6.26 AC
- 400 feet of frontage on 40 Hwy
- All utilities to Site
- Convenient access to I-470 and I-70 highways
- 21,000 cars per day along US 40 Highway
- Taco Bell, Dutch Bros, O'Reilly Auto Parts, QuikTrip in surrounding area, with Club Car Wash going in right down the street

## Asking Price

- \$599,000
- \$95,687 per acre
- \$2.19 per SF

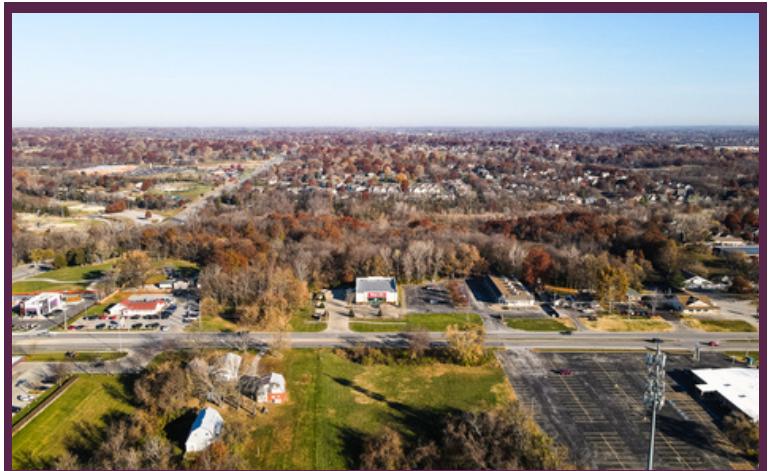
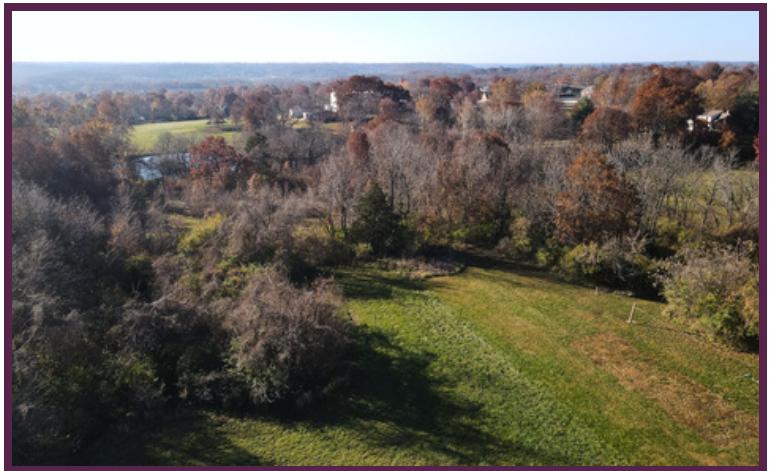
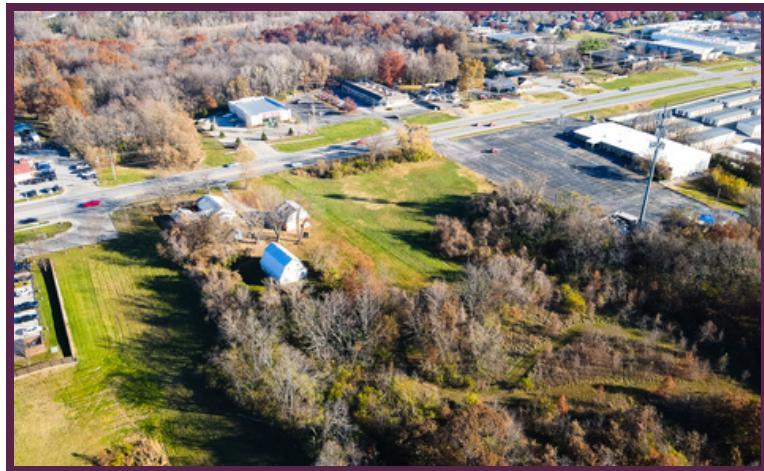
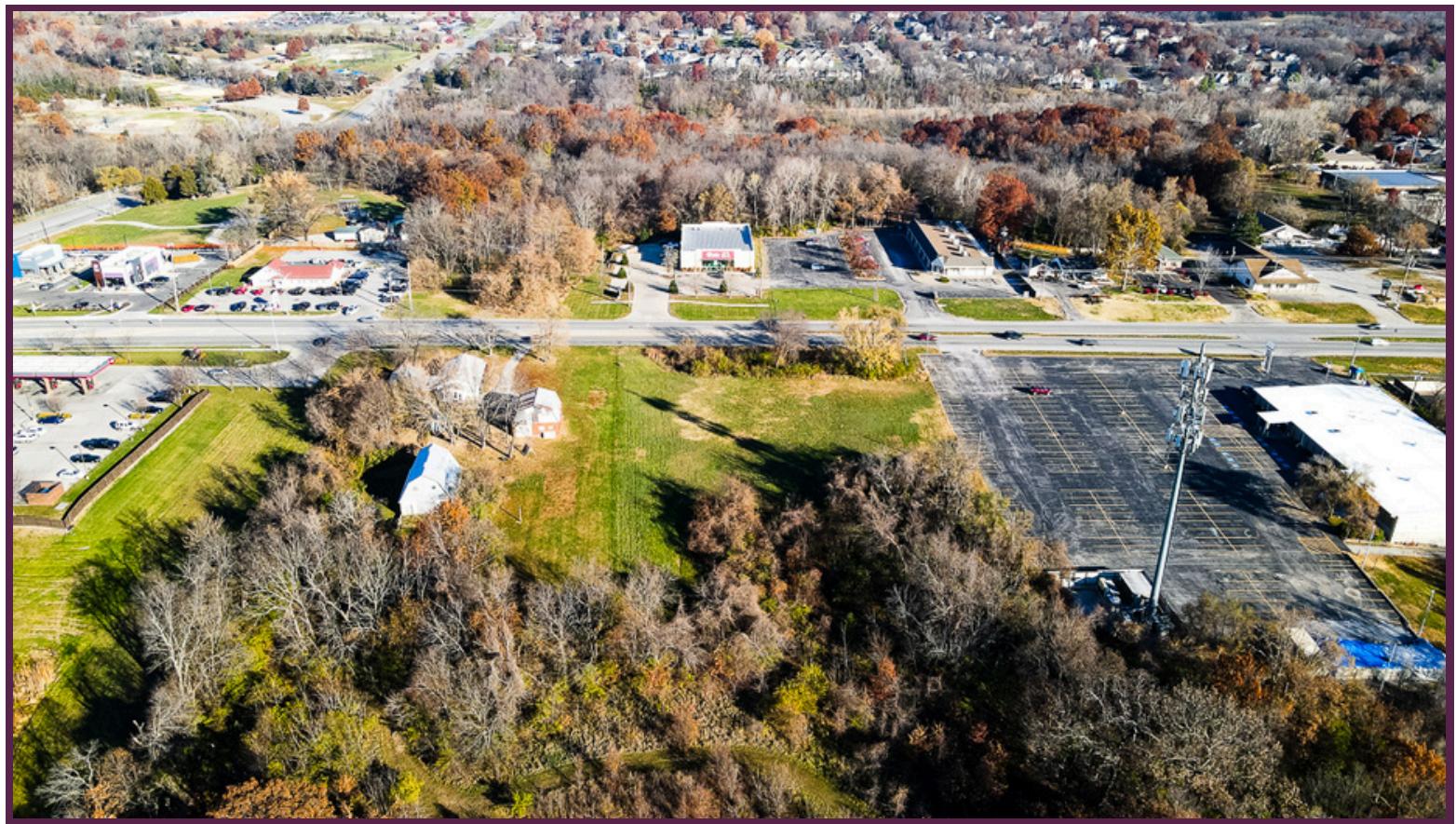
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# PICTURES



# AERIAL VIEW

