

Property 360 Property View

3305 S Blue Ridge Cut Off, Independence, MO 64055

Listing

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MLS#: 2605049

Status: Active

County: Jackson

L Price: \$155,000

Commercial

Area: 206 - Independence Area



Name: **Sale** Type: **Office**
 L/S: Age: **51-75 Years**
 # Stories: **2** Yr Blt: **1966**
 Lsz: **8,757 - Square Feet** Zoning: **C2**
 Min SF: Max SF: Total SF: **2,184**
 Use: **Accounting, Retail, Srvc-Business**

Brk ID: CATE
 Agt ID: 413517463

General Information

Leased: **No** Curr Lse: Net Inc: **No** Cap Rt:
 Op Exp: Grs Inc: **\$0**
 Road: **City Street** Flood: **No**
 Parking: **8 Parking Lot, Paved Area** Net Inc:
 Owners: Occupancy: **Vacant**
 Utilities: **Electric, Gas, Phone, Sanitary Sewer, Water** Location: **Free Standing**
 Interior: **Inside Storage, Private Restroom** City Limits: **Yes** Streets: **Public Maint**
 Exterior: **Display Window**
 Security:
 Accessibility:
 Maint Pr:
 Ceiling Height:

Listing Office Information

Show: **Combination Lockbox** List Service: List Dt: **03/03/2026**
 Poss: **Close Of Escrow** Spec Conds: Exp Dt: **08/31/2026**
 List Type: **Exclusive Right To Sell**
 LO: [Cates Auction & Realty Co Inc](#) Ofc Ph: **816-781-1134** Ofc Ext:
 LA: [Alex Forster](#) Agt Ph: **816-781-1134** Ofc Fax: **816-781-1135**
 Agt Email: alex@catesauction.com Agt Ph:
 LA2: Co-op: **8167811134**
 LA Cap: **Seller's Agent**
 Builder:
 Builder Plan: Spec Docs:
 Display on Internet: **Yes** Display Address on Internet: **Yes** Allow Internet Site AVM: **Yes** Allow Internet Site Comments: **No**

Remarks & Directions

2,184± SF multi-tenant retail/office building situated on an 8,757± SF lot with approximately 8 on-site parking spaces. Constructed of durable brick and concrete block, this property offers multiple entrances and exits on all floors, making it ideal for multi-tenant configurations or owner-user occupancy. Building features include a 200-amp updated electrical panel, separate electrical panels, individual water meters, and zoned HVAC. New roof installed approximately 2020. Property is currently utilized as retail/office with flexible layout options. Strategically located just 0.2± mile from US Hwy 40, 1± mile to I-70, and 1± mile to I-435, providing excellent regional access. Approximately 1.5± miles from Truman Sports Complex and within walking distance to restaurants, grocery stores, and service-based businesses. Strong demographics with 190,270± population within a 5-mile radius. Ideal for investors or owner-operators seeking visibility, accessibility, and income potential.

Private Remarks - Showing Agt Info:

Go & Show! Book showing through Brokerbay. Buyers and buyer's agents to verify all listing information, including but not limited to, taxes, square footage, zoning, acreage, utilities, etc. Lock Doors Call/Text if late or canceling. Feedback in BrokerBay would be greatly appreciated! Thank you for showing!

Directions:

From downtown KC, Take I-70 east until you reach the exit for Hwy 40, take this exit and continue east on Hwy 40 until you reach Blue Ridge Cutoff, take a left turn and the property is on the right hand side.

Business Information

Net Ch: Industrial X Stop: Office Net Ch: Retail Business: Business Opp
 Ofc SF: **2,184** Bs Yr: **Rentable** Allow: Includes: **Accounting, Srvc-Business**
 Whs SF: U-R: # Empl:
 Clr Ht: **8** Allow: Open:
 #Drv In: **0**
 #Dock: **0**
 Dock Type:
 Dr Ht:
 Rail:
 Allow:

Financial Information

Will Sell: **Cash, Conventional** HOA: **/** Earnest Deposit: **Title Company**
 Tax: **\$72,747** Spc Tax: **\$0** Total Tax: **\$72,747** Tax Comm:

Status Change Information

Prev List Pr: Orig LP: **\$155,000** Mod Dt: **03/03/2026** Entry Dt: **03/03/2026**
 Buyer Brk: Cont Dt:
 Buyer Agent: Agency:
 Sale Terms: Financial Concessions:
 Major Rep: **/** Incentives:
 One Time Showing:

Photos



Front of Structure



Front of Structure



Front of Structure



Side of Structure



Side of Structure



Parking



Other



Other



Other



Office



Basement

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Search Criteria

This search was narrowed to a specific set of Properties.

Property Type is 'Commercial'

Selected 1 of 1 result.