

PROPERTY DESCRIPTION

LEASE RATE: **\$17.00 PSF NNN**

SALE PRICE: **\$1,480,000**

GROUND LEASE: **NEGOTIABLE**



BUILDING TYPE:

FREE STANDING RETAIL/RESTAURANT

POTENTIAL CONVERSION OPPORTUNITIES:

EQUIPMENT RENTAL/SALES, FLEX, OUTDOOR STORAGE, GASOLINE & FUEL SALES, STORAGE, ETC.

BUILDING SIZE:

5,879 SF

ZONING:

M1-5 (MOST FLEXIBLE INDUSTRIAL ZONING CODE IN KCMO)

YEAR BUILT:

1995

PARKING:

80 SPACES

OUTDOOR STORAGE AREA:

APPROX. 72,529 SF

FRONTAGE:

278 FEET WITH TWO CURB CUTS (FULL ACCESS TO FRONT STREET)



EXTERIOR PHOTOS



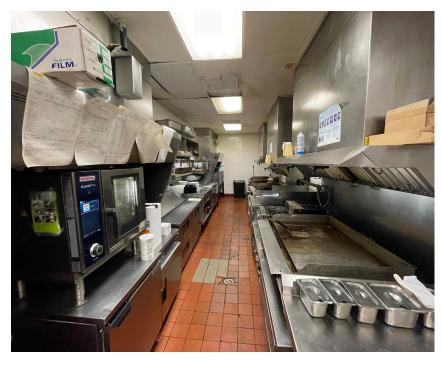




INTERIOR PHOTOS













CONTACT

FOR SALE OR LEASE

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