



1455 SE County Road AA

1455 SE County Road AA, Blue Springs, MO 64014



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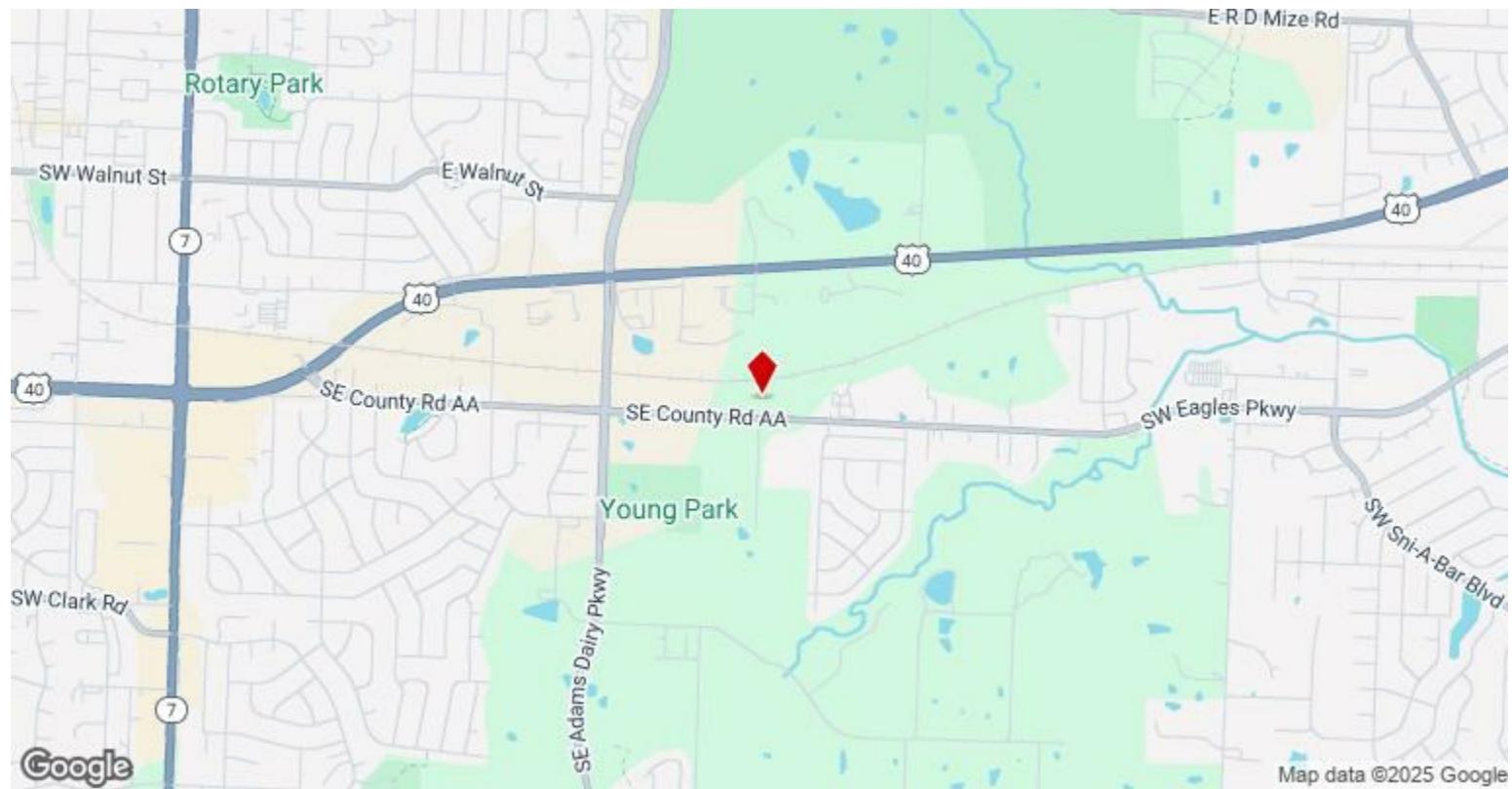
\$1,250,000

Great industrial acreage property in Blue Springs to start or expand your business. This fully-fenced, 2.95-acre property has a fully updated office and a huge 60x80 shop. It is conveniently located in Unincorporated Jackson County, right on AA Hwy between Blue Springs and Grain Valley. The office was completely remodeled in 2020 with a new kitchen, bathroom, wiring, plumbing, insulation, drywall, HVAC system, ceiling fans, and is hardwired with CAT5. The oversized heated/insulated shop was also built in 2020. It features (4) 14' tall x 12' wide doors with openers, (2) walkthrough man doors, LED lights, 110V, 220V, and 50A outlets for welders, a mechanics pit, plumbing for air lines, ceiling fans, and a half bath with room to add a shower. One like this doesn't come along very often. Call to book your showing today!...

- Almost 3 acres
- 60x80 heated shop
- Separate office space



Price:	\$1,250,000
Property Type:	Industrial
Sale Type:	Owner User
Lot Size:	2.96 AC
Gross Building Area:	4,800 SF
Rentable Building Area:	4,800 SF
No. Stories:	1
Year Built:	2020
Clear Ceiling Height:	14 FT
Zoning Description:	Industrial
APN / Parcel ID:	36-800-04-23-00-0-00-000

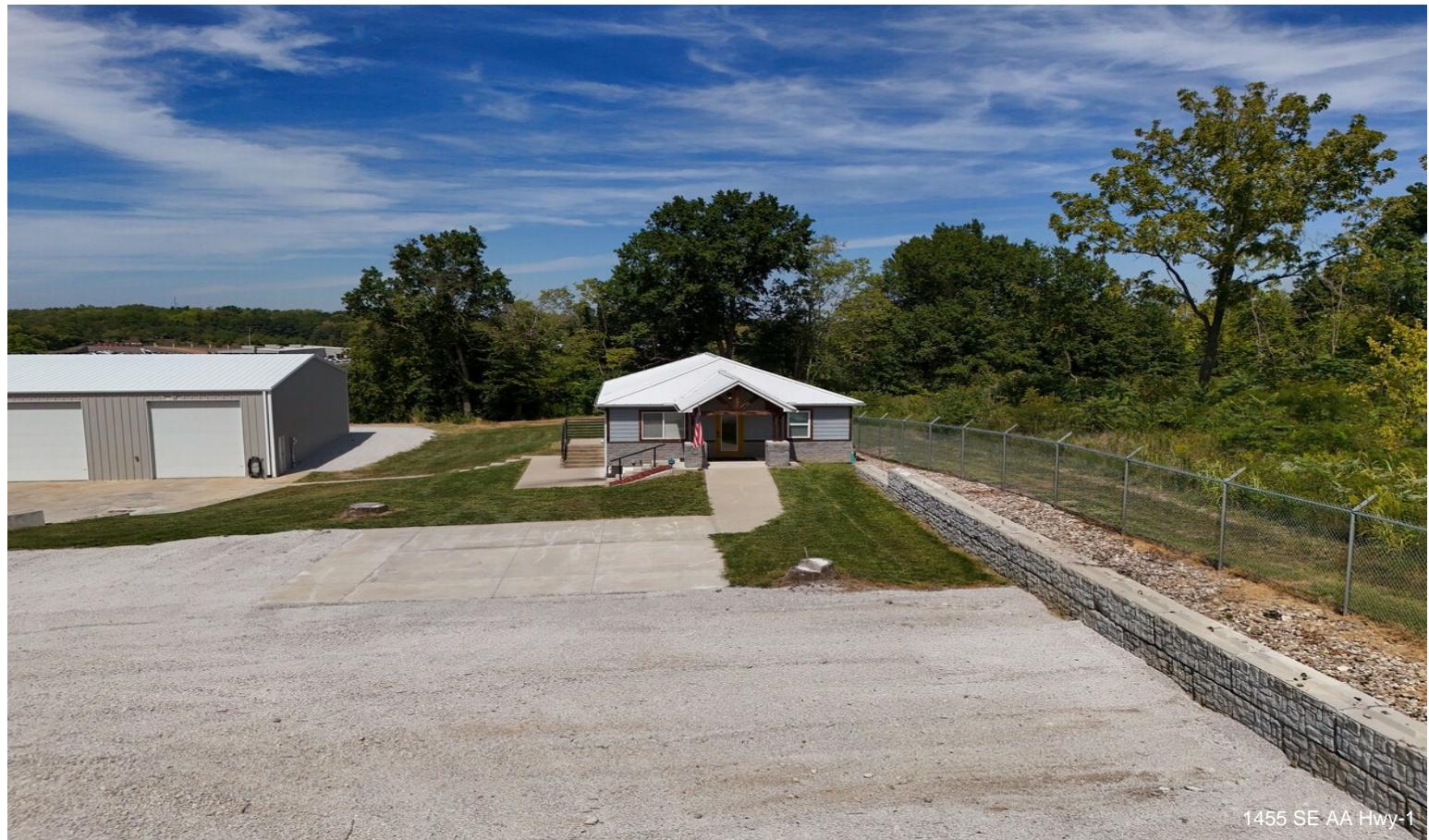


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Property Photos



Property Photos



1455 SE AA Hwy-1



1455 SE AA Hwy-2

Property Photos



1455 SE AA Hwy-3



1455 SE AA Hwy-3

Property Photos



Property Photos



1455 SE AA Hwy-7



1455 SE AA Hwy-8

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Property Photos



1455 SE AA Hwy-11



1455 SE AA Hwy-11

Property Photos



Property Photos



1455 SE AA Hwy-15



1455 SE AA Hwy-15

Property Photos



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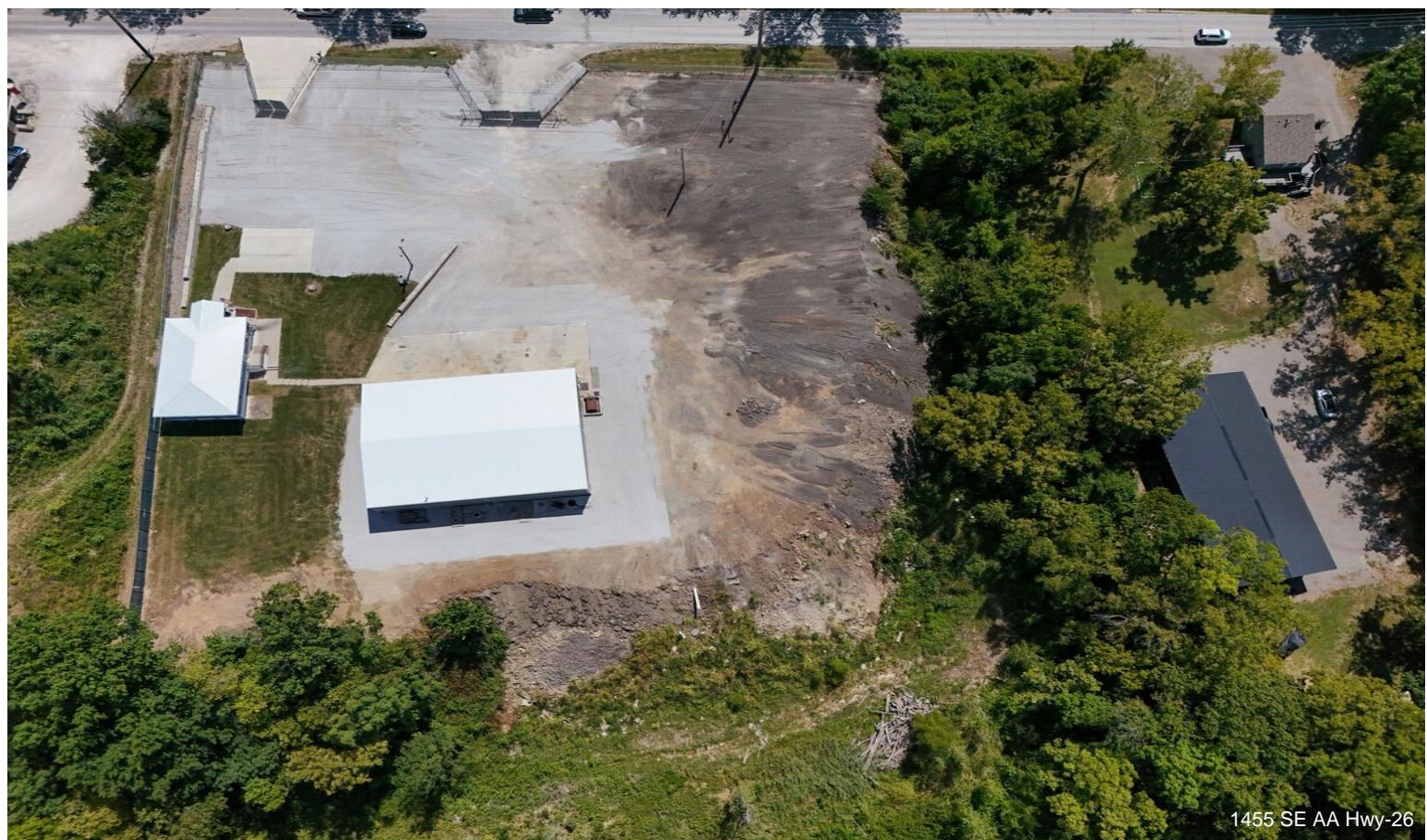
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1455 SE AA Hwy-28



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Property Photos



1455 SE AA Hwy-31



1455 SE AA Hwy-31

Property Photos



1455 SE AA Hwy-32



1455 SE AA Hwy-32

Property Photos



1455 SE AA Hwy-34