

# For sale

11632 Grandview Rd, Kansas City, MO  
±10,600 SF building



## Property Highlights

- ±4,200 SF office (additional ±4,200 SF office space on 2nd floor not included in building SF)
- Loading: 7 drive-in doors
- ±1.03 acre site
- 12' clear height
- Great access to I-49 & I-435
- **Sale Price: \$975,000**

### Nick Tinnel

Senior Vice President

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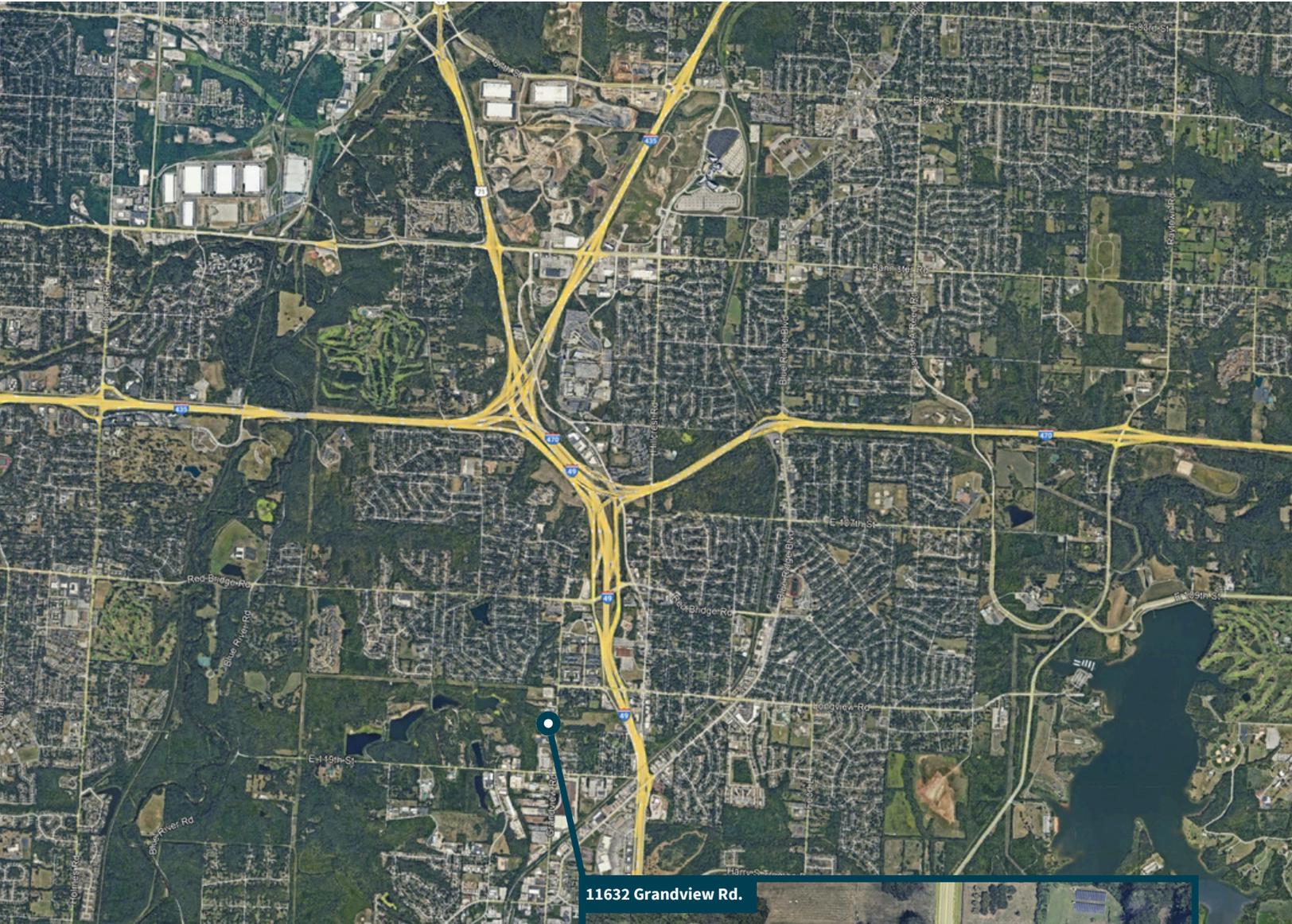
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## Building Specs

|                            |             |                        |             |
|----------------------------|-------------|------------------------|-------------|
| <b>Building SF</b>         | ±10,600 SF  | <b>Roof</b>            | Shingle     |
| <b>Office SF</b>           | ±4,200 SF   | <b>Floor</b>           | Concrete    |
| <b>2nd Floor Office SF</b> | ±4,200 SF   | <b>Year Built</b>      | 1965        |
| <b>Loading</b>             | 7 DI        | <b>Zoning</b>          | M1-5        |
| <b>Clear Height</b>        | 12'         | <b>Parking</b>         | Ample       |
| <b>Sprinkler</b>           | N/A         | <b>Outside Storage</b> | Yes         |
| <b>Acreage</b>             | 1.03 AC     | <b>2024 Taxes</b>      | \$14,576.63 |
| <b>Lighting</b>            | Flourescent | <b>Sale Price</b>      | \$975,000   |



**Site Aerial**



11632 Grandview Rd.



**Utilities**

|                    |              |
|--------------------|--------------|
| <b>Electricity</b> | Everg        |
| <b>Gas</b>         | Spire        |
| <b>San sewer</b>   | City of KCMO |
| <b>Water</b>       | City of KCMO |



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