



FOR SALE

Turnkey 10,922 sf Newly Renovated Religious Facility

17902 E Whitney Rd
Independence, MO



Ryan Robertshaw
913.951.8411

Kevin Tubbesing

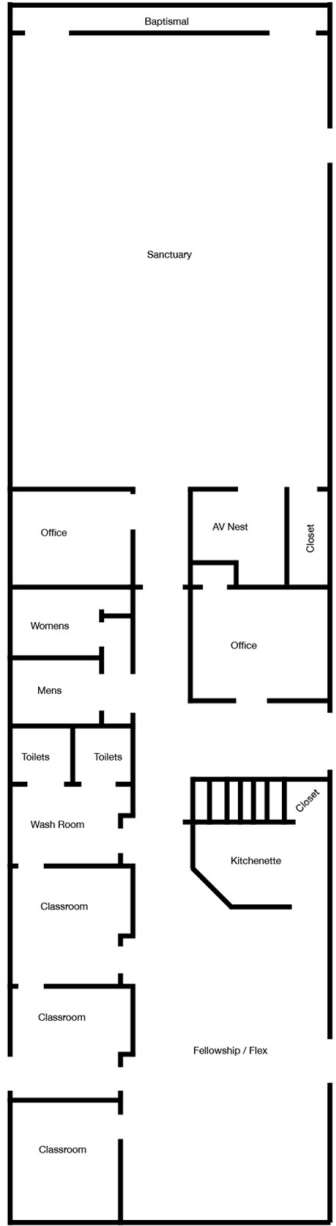
7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com

- **Northern Independence Location off 291**
- **200 Seat Sanctuary**
- **10,922 sf Building on +/- 2 acres**
- **Renovated in 2019**
- **Priced below recent appraised value**

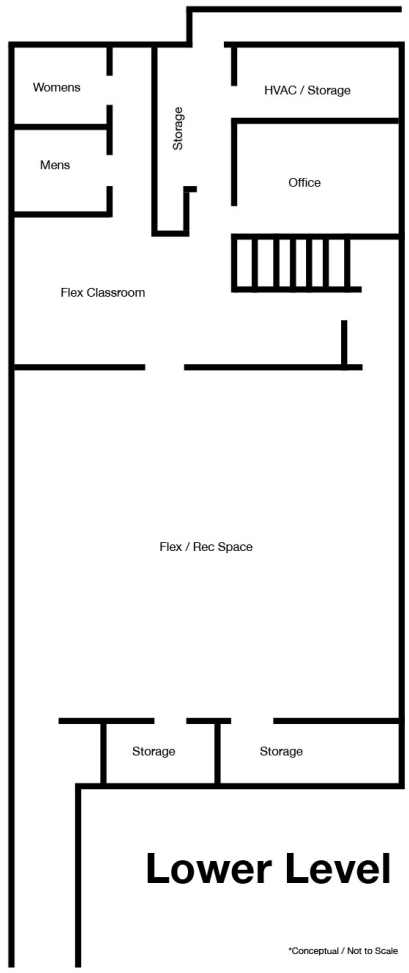


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Main Level

*Conceptual / Not to Scale



Lower Level

*Conceptual / Not to Scale

Location Aerial



Site Aerial



Excellent opportunity to step into a recently renovated and well maintained religious facility and begin operations day one. Property is being sold with most all furnishing included to allow a seamless transition. Current church began operations in 2019 at this location and grew the congregation to exceed the current capacity of the facility. Property was brought up to current standards with recent renovations. This includes improved layout with greeting area and breakfast bar outside of the main sanctuary. Currently set up with toddler and infant care rooms as well as an extensive lower level for youth and recreational areas. Property includes an outdoor pavilion for outdoor youth sports and activities. Recent December 2023 appraisal at \$870,000 not including FF&E. Please contact for additional photos and tour availability.



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Property Features

Building Size in SF	10,922
Building Dimensions	Approx 40' x170'
Total Acres	2.00
Year Built	1987
Construction Material	Wood Frame
Roof	Asphalt Shingle
Floor	Slab / Wood Framed
Clear Height in Feet	
Column Spacing	
Dock-High Loading	<input type="checkbox"/> N/A
Van-High Loading	<input type="checkbox"/> N/A
Drive-In Loading	<input type="checkbox"/> N/A

Building Systems

Sprinkler	None
Floor Drains	
HVAC	Conventional Condensers
Lighting	LED Fixtures
Electrical	

Site

Parking	54 Parking Spots
Zoning	RU - Residential Urban10922
Floodplain	Zone X
Access	

Pricing

Lease_Type	N/A	Space Information:	Size (sf)	Rate
	and/or		10,922	
Sale Price	\$749,000			
17902 E Whitney Rd, Independence, MO 64058				
Independence MO 64058				
County:	Jackson	Taxes:	N/A	

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at
 Evergreen for more information**

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