

3 Parcels Combine for ~ 3.89 Flat Acres

Approximately 10,000 SF Clear Span Building On-Site

Surrounded By Booming North Kansas City Development

Zoning: Commercial (City is Open to Alternate Zoning)

Parcel IDs: 17614000900300; 17614000900400; 17614000900200

Please Contact David Smart for More Information

Josh Haith Josh@Haith.com O: (913) 888-3456 x 7 www.Haith.com



## 3.89 Acre Site + 10,000 SF Building For Sale in North KC! 1437 Gentry St. North Kansas City, MO 64116

Hath & Company, Inc. Real Estate Services

Sale Price: \$3,750,000

Various Access Points via Howell St, 15th Ave, 14th Ave, Gentry St

Highway Access via I-29, 9 Hwy

Fenced Yard ~ 180' x 127'

2019 Environmental Report Available

Current Tenant is Month-to-Month

Zoning: Vacant Commercial & Improved Manufacturing

> ~ 1.68 Acres Vacant Land

~ 1.16 Acres Vacant Land No Fence

~ 1.05 Acres ~ 10,000 SF Building ~180' x 127' Fenced Yard



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\$3,750,000

~ 10,000 SF Clear Span Building On-Site

(4) Dock High 10' x 12'

(1) Drive-In Door 10' x 10'

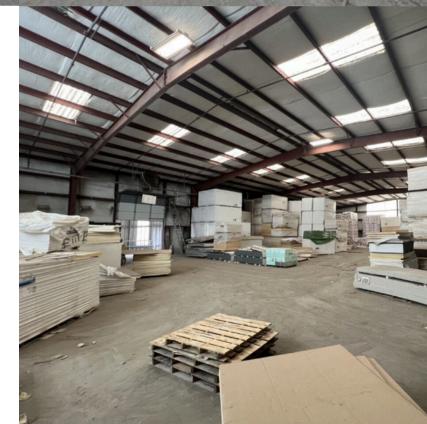
**Multiple Access Points** 

No HVAC or Restrooms

Highway Access via I-29, 9 Hwy

Current Tenant is Month-to-Month

Zoning: Improved Manufacturing



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## 3.89 Acre Industrial Property For Sale in Northtown 1437 Gentry St. North Kansas City, MO 64116





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