

OPES COMMERCIAL REAL ESTATE



**3200 E 31st Street
Kansas City, Missouri 64128**

**FOR SALE
\$450,000**

Immediate Availability

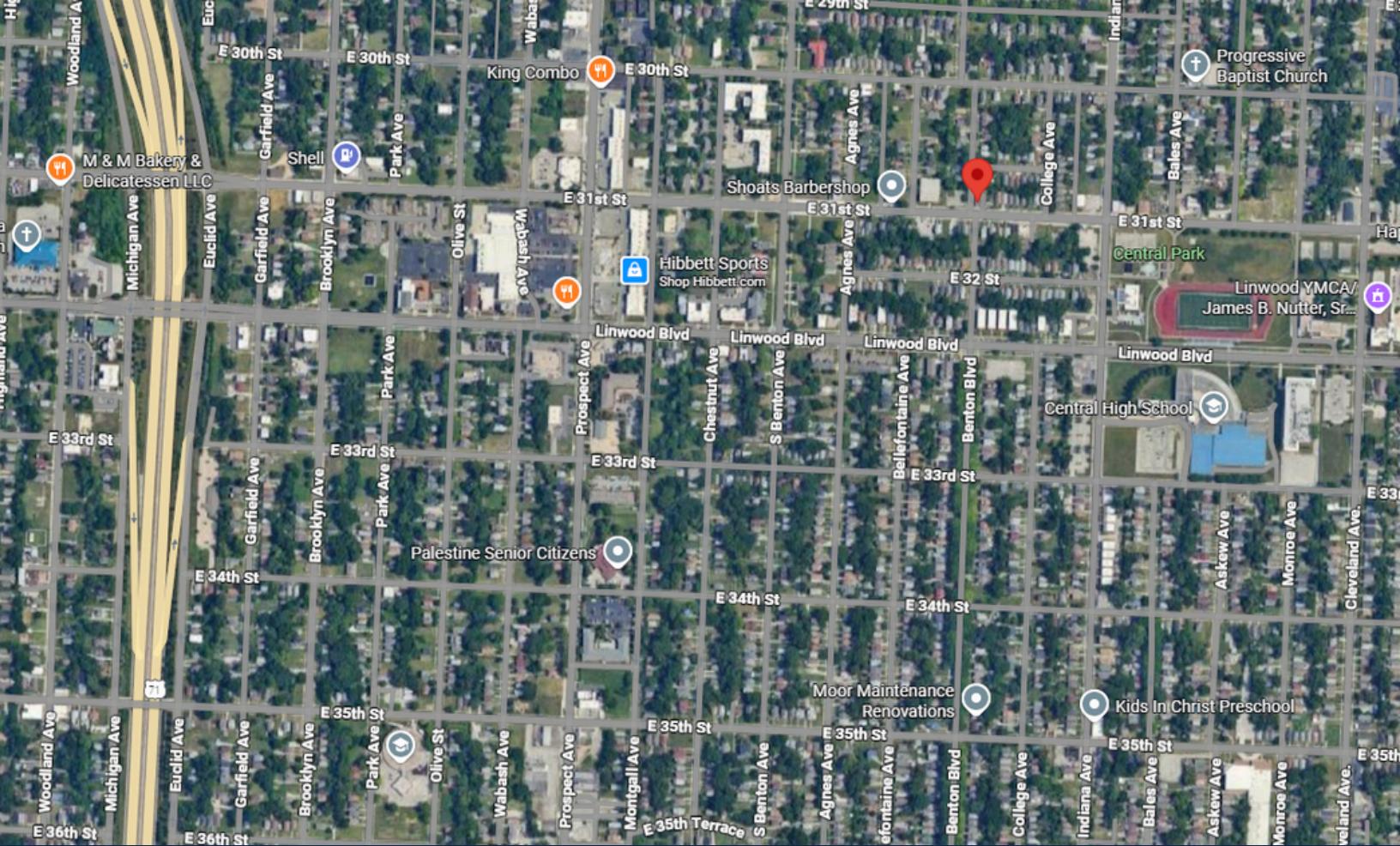


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Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind



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Property Features:

- Completely renovated in 2025
- New TPO roof
- New exterior
- New paint
- New ceiling
- New electrical throughout the building
- New plumbing, restroom, and shop sink
- New 10,000 pound Two Post Lift
- New gas forced air heater in the shop
- New Drive in 12'x10' garage door
- 1,440 +/- SF building with reception area, private office, and shop area
- 1,762 +/- SF parking area
- 5,700 +/- SF gravel, gated outside storage area
- Frontage on 31st Street with more than 11,200 cars per day
- \$18.5 million spent on automotive maintenance and repair in a 2 mile radius in 2024
- Good access to north bound and south bound 71 Highway

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Before Construction

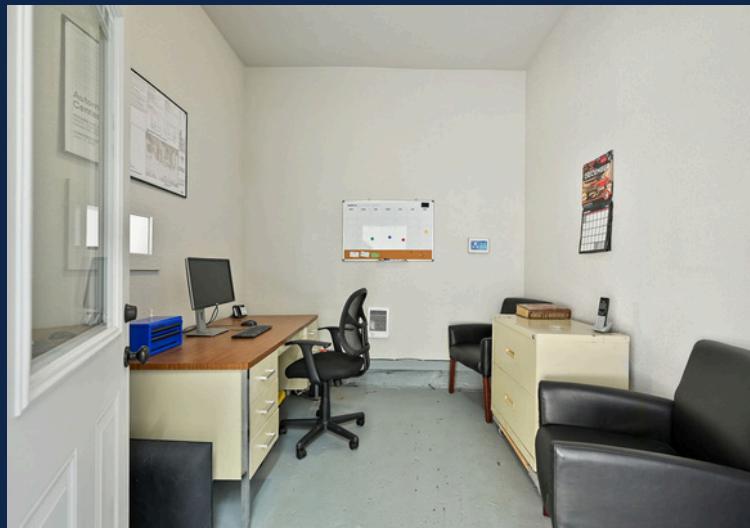


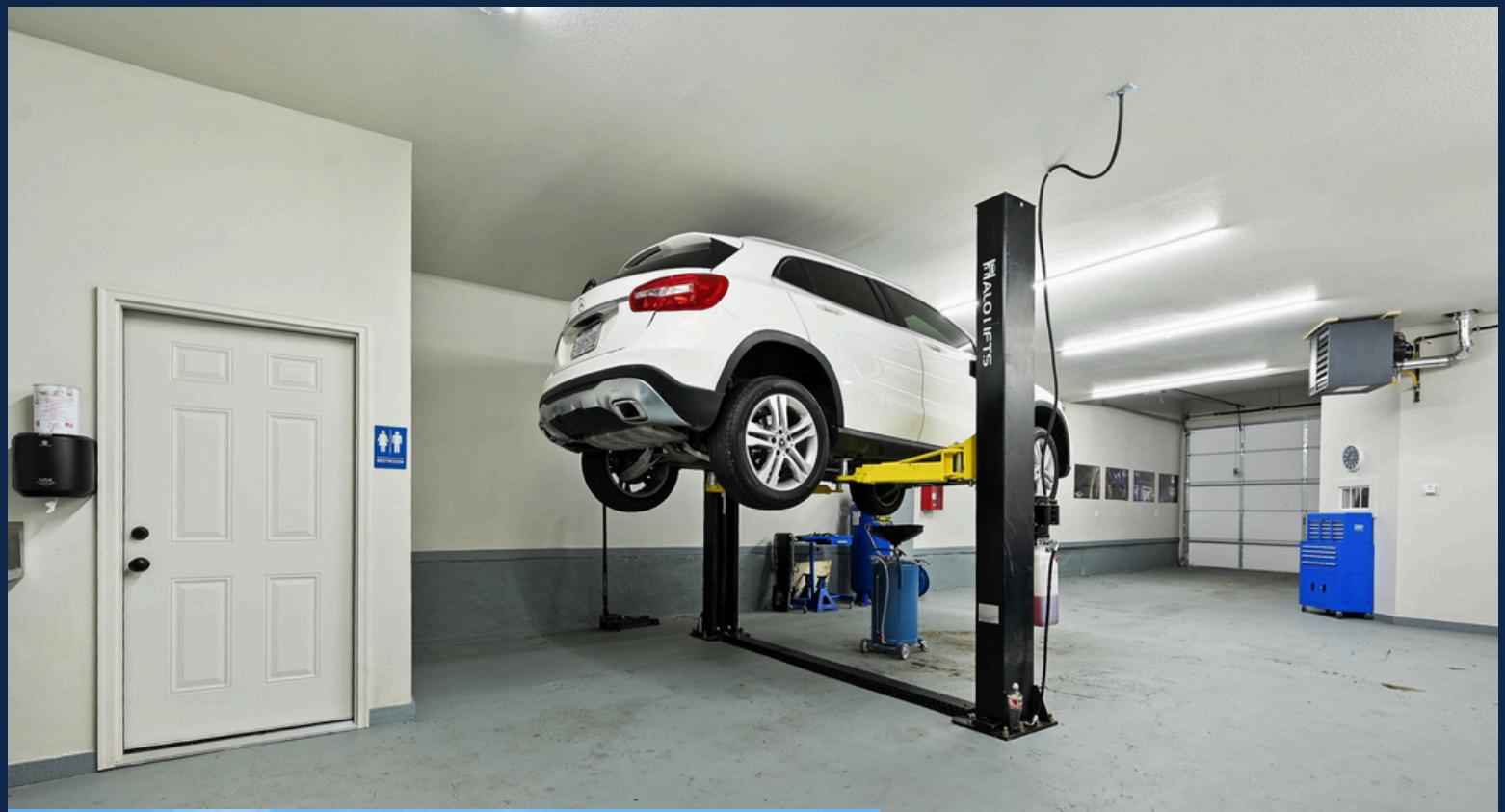
During Construction



Double click on the image above to see more before and during construction photos!

After Construction





**Double click on
the image above
to see more after
construction
photos!**



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