

OPES COMMERCIAL REAL ESTATE



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

**FOR SALE
\$450,000**

Immediate Availability

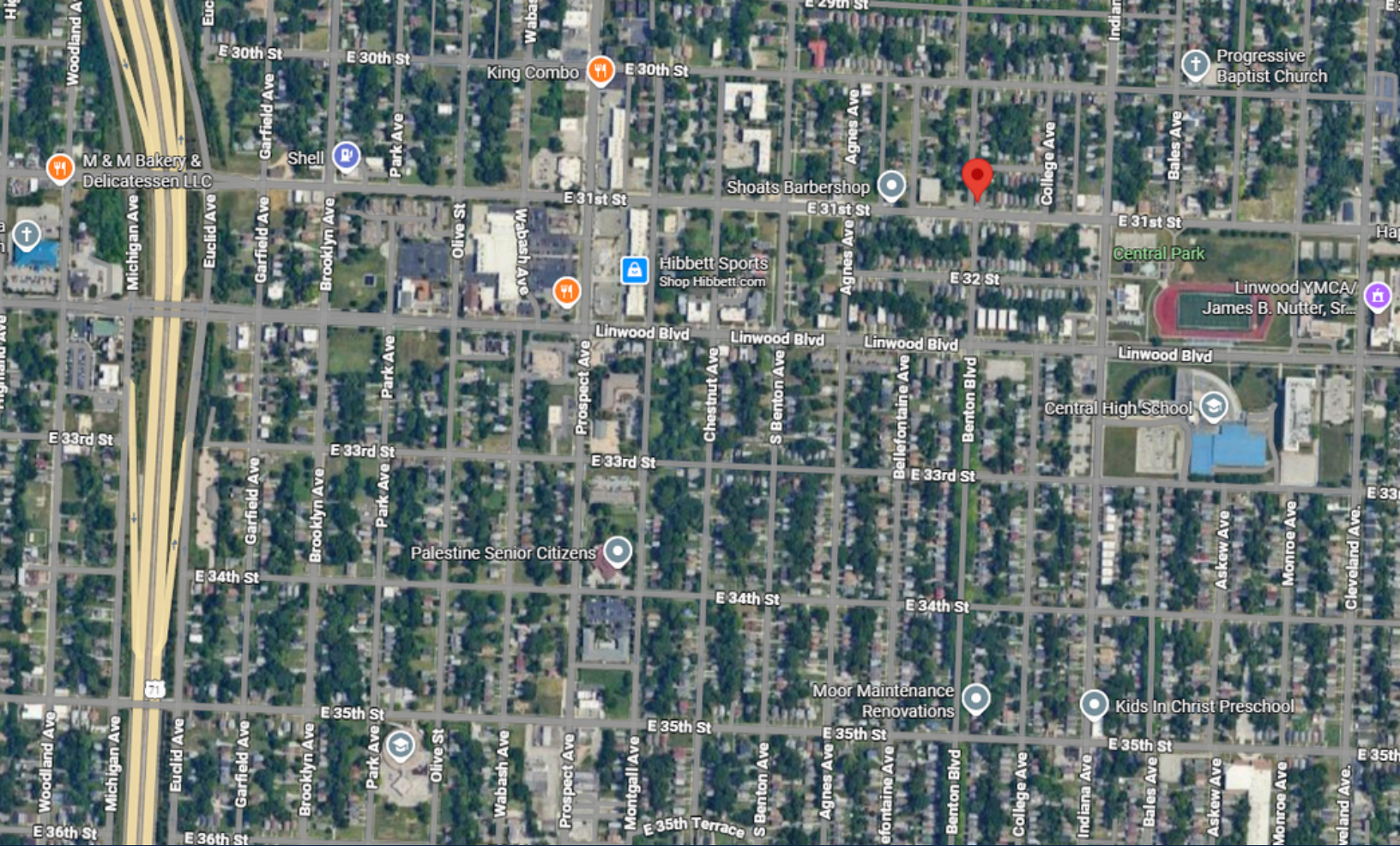
NATHAN PRATHER | PARTNER

1-816-268-4483

NTPRATHER@OPESCRE.COM



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



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During Construction



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

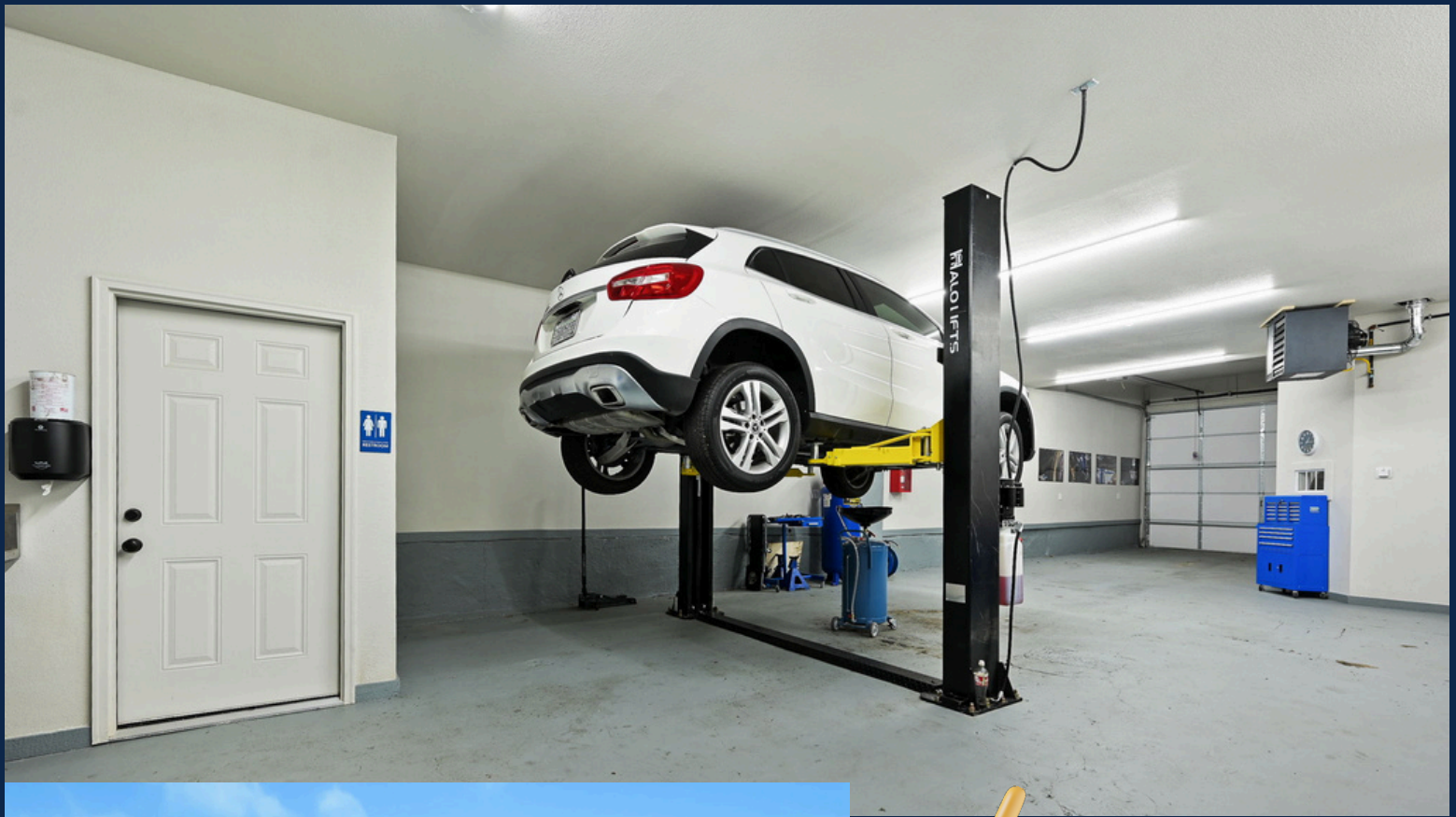


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After Construction



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