



4,950K± SF | | |

PREVIEW DATES

AUCTION ENDS



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## **ABOUT THE PROPERTY**

An excellent owner/user or investment opportunity! This newly updated, 4,950± SF finished, commercial/flex building sits on a 10,603± SF lot with excellent visibility along Raytown Road, seeing 2,500+ vehicles per day. Built in 1970 and updated in 2025/2026, the property features a new roof in 2025, 4-rooftop cooling units – 2 new, 2 newer; new 400-amp electrical panel, 3-phase power service, new large windows, new interior paint, new LED lighting, new exterior security lighting, new 12'W x 9'H drive-in door, new 8'W x 9'H dock-high door, 12' clear height ceilings, polished concrete floors, a built-in Gantry crane, solid cinderblock and brick construction, and an attractive open floorplan. The site offers 8 surface parking spaces and close proximity to I-70, I-435, Hwy 350, and Truman Sports Complex. The property is zoned Neighborhood Commercial. The city's rewrite to the NC zoning code should allow for additional potential uses. Bidding Ends: July 30 at 1PM. Don't miss this opportunity to Bid Your Price!



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