

OFFICE CONDO FOR SALE



**4429 S RIVER BOULEVARD SUITE A INDEPENDENCE
MO 64055**

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DLM Commercial Real Estate

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PROPERTY FEATURES



- 💰 Asking Price: \$180,000 for the condo
- 🦷 Dental Equipment Package: +\$60,000

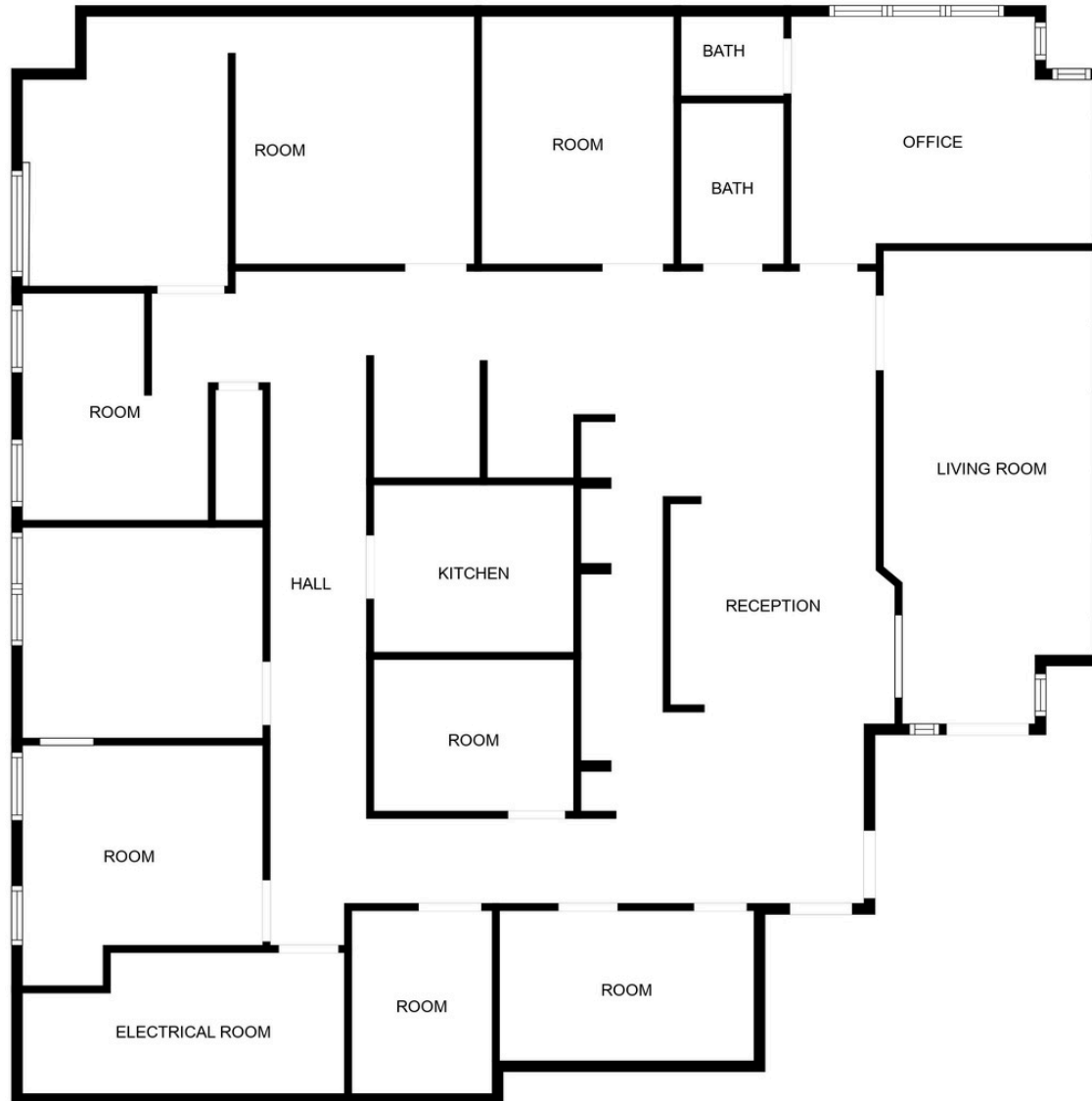
Property highlights:

- 7 Fully Built-Out Treatment Rooms
- 1 Large Private Office
- Spacious Waiting Room and Reception Area
- Dedicated Breakroom/Kitchen
- Existing dental equipment available for seamless startup

SITE PLAN



FLOOR PLAN



Aside from the private, executive, waiting and break rooms, the condo features two restrooms and a dedicated utility room, all within an efficiently designed layout tailored for dental, medical, or other professional services.

INTERIOR PHOTOS



SURROUNDING DEMOGRAPHICS

Households

2029 Projection	3,485	26,833	63,531
2024 Estimate	3,520	27,259	64,066
2020 Census	3,726	29,710	67,412
Growth 2024 - 2029	-0.99%	-1.56%	-0.84%
Growth 2020 - 2024	-5.53%	-8.25%	-4.96%
Owner Occupied	2,412 68.52%	18,080 66.33%	39,078 61.00%
Renter Occupied	1,107 31.45%	9,178 33.67%	24,988 39.00%

2024 Households by HH Income

	3,521	27,255	64,066
Income: <\$25,000	637 18.09%	4,115 15.10%	10,911 17.03%
Income: \$25,000 - \$50,000	724 20.56%	6,604 24.23%	15,773 24.62%
Income: \$50,000 - \$75,000	665 18.89%	5,772 21.18%	12,633 19.72%
Income: \$75,000 - \$100,000	401 11.39%	4,094 15.02%	8,956 13.98%
Income: \$100,000 - \$125,000	455 12.92%	2,708 9.94%	5,962 9.31%
Income: \$125,000 - \$150,000	217 6.16%	1,608 5.90%	3,299 5.15%
Income: \$150,000 - \$200,000	249 7.07%	1,522 5.58%	4,200 6.56%
Income: \$200,000+	173 4.91%	832 3.05%	2,332 3.64%

2024 Avg Household Income

\$83,393 \$76,551 \$76,535

2024 Med Household Income

\$65,517 \$62,721 \$59,988