

2704 N. State Rte. 291 Hwy., Harrisonville, MO

- 2,280 SF includes 480 SF office with 1,800 SF shop
- Built 1975 & Renovated 2024
- 2 OHD – 10x14
- 2.761 acres
- 1.07 acres - Concrete parking & gravel lot



Direct access to 291

North of Wal-mart

High Traffic Volume

Zoned C-2

West portion filled for potential development

Additional access off Prettyman Road

Sale Price:
\$550,000

Lease Price:

- **\$5,000/A./Mo.**

Shane Gretzinger, MAI

Commercial Sales

C: 913-963-8745

O: 816-629-4494

8320 N. Oak Tfwy., #223

Kansas City, MO 64118

shane@gretzingerrealestate.com



2704 N. State Rte. 291 Hwy., Harrisonville, MO

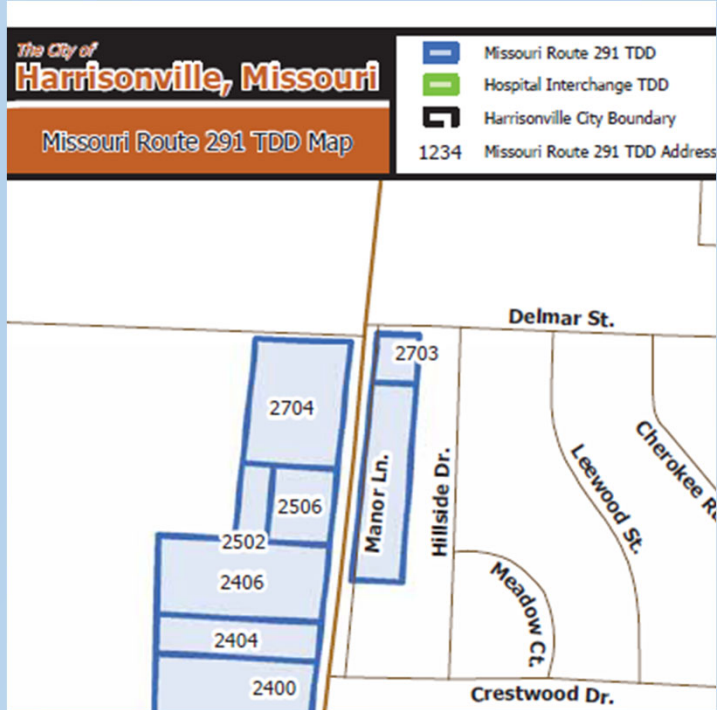


Large concrete/gravel lot of just over 1 acre can be leased or whole tract can be leased/purchased.

Heavy power to the site.

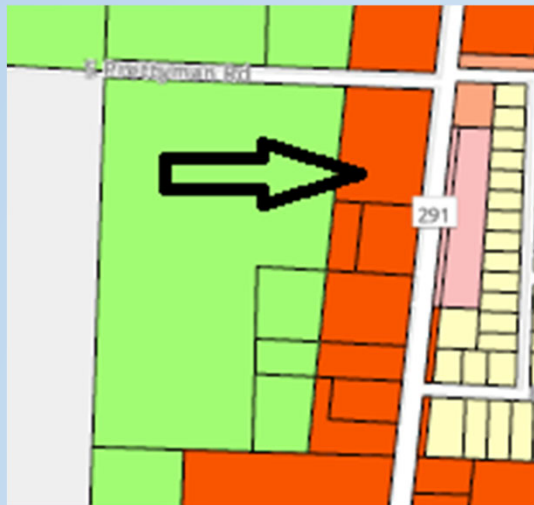
Shane Gretzinger, MAI
Commercial Sales
C: 913-963-8745
O: 816-629-4494
8320 N. Oak Tfwy., #223
Kansas City, MO 64118
shane@gretzingerrealestate.com

2704 N. State Rte. 291 Hwy., Harrisonville, MO

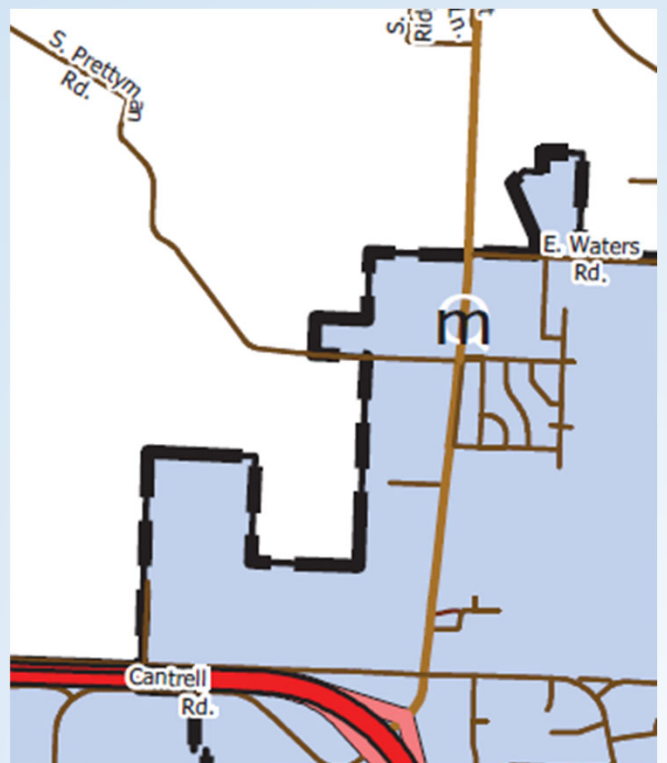


Located in Route 291 TDD

Zoned C-2



Located in City of
Harrisonville Enhanced
Enterprise Zone



Shane Gretzinger, MAI
Commercial Sales
C: 913-963-8745
O: 816-629-4494
8320 N. Oak Tfwy., #223
Kansas City, MO 64118
shane@gretzingerrealestate.com