



OPES COMMERCIAL REAL ESTATE



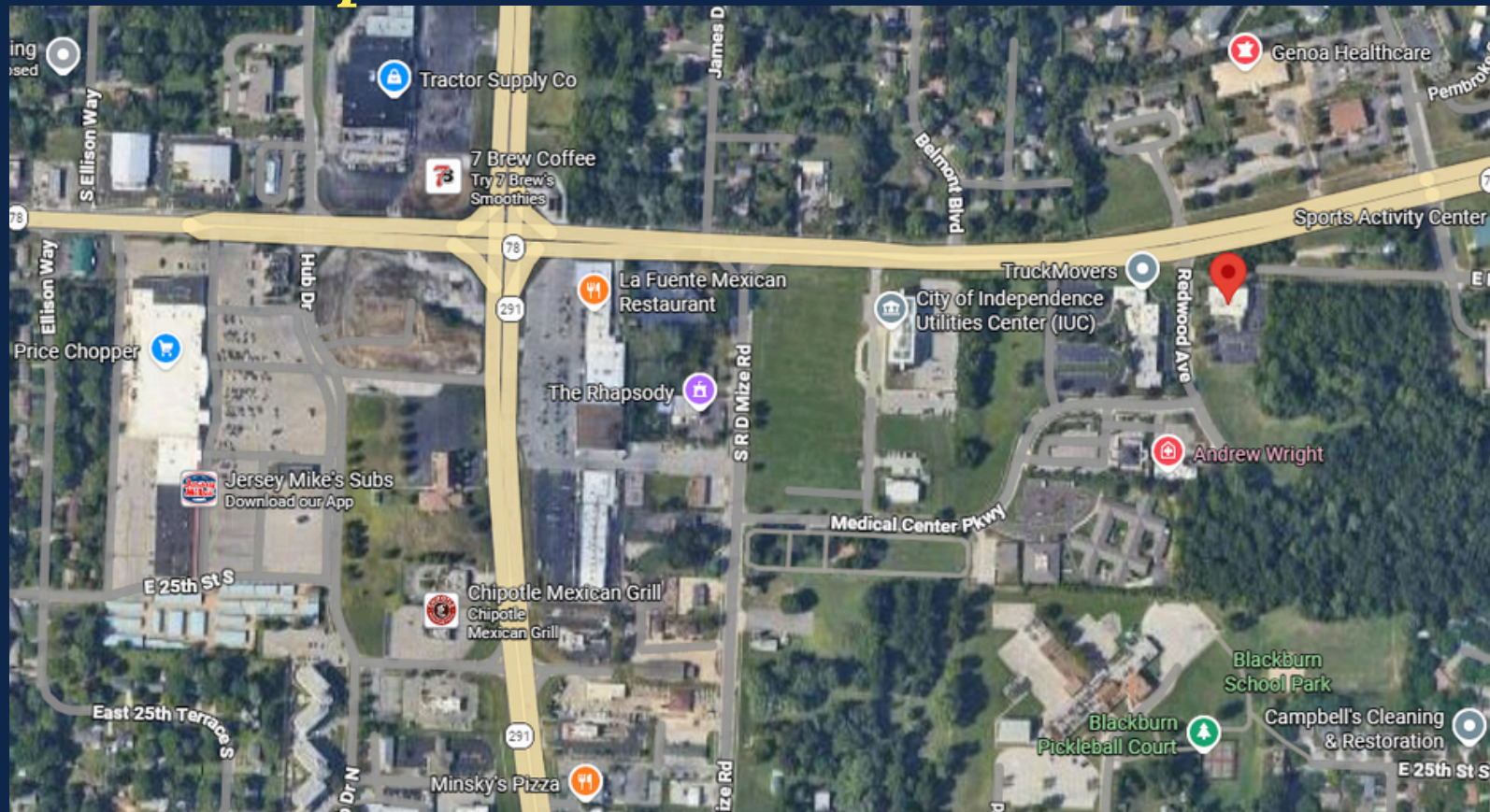
2311 Redwood Avenue
Independence, MO 64057

\$2,395,000

NATHAN PRATHER | PARTNER
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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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INVESTMENT SUMMARY:

List Price: \$2,395,000

NOI (2026): \$216,486.45 - 2% annual increases through lease expiration

Year Built: 1985

Full Renovation: 2021

Landlord Responsibilities: Roof and Structure

Building Total Square Footage: 9,212 +/- SF

Suite A Information:

Lease Commencement: January 1, 2022

Lease Expiration: December 31, 2031

Space Total Square Footage: 5,008 +/- SF

Suite B Information:

Lease Commencement: January 1, 2022

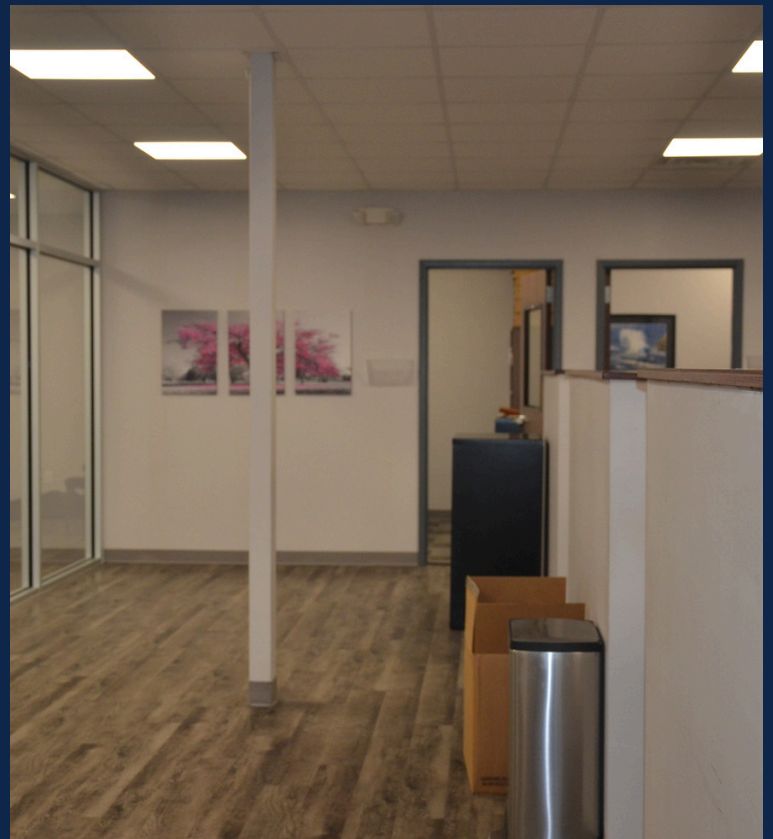
Lease Expiration: December 31, 2035

Space Total Square Footage: 4,204 +/- SF

PROPERTY FEATURES:

- Located in the heart of Independence
- Tremendous Population Density- over 135,000 residents within a five-mile radius, with above average household income over \$75,000
- Major Retail Trade Area- this site is located nearby other medical operators and is surrounded by a major retail area which includes shopping centers anchored by tenants such as 7 Brew Coffee, Jersey Mike's Subs, Chipotle, and Minsky's Pizza
- Center lot with great visibility and easy access to Hwy 291
- Located on corner of Redwood Avenue and East 23rd Street which sees over 20,000 vehicles per day
- Minutes from Centerpoint Medical Center

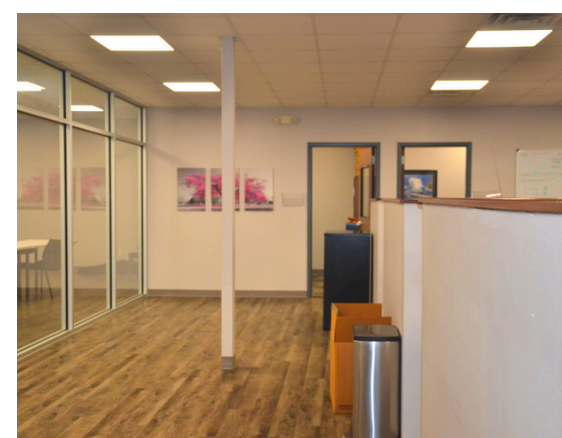




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Excellent
Investment
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