

BIDDING OPENS AT

| 14,385 vpd | Zoning: C-2 | 8,892 lot size sf

PREVIEW DATES

AUCTION ENDS



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## **ABOUT THE PROPERTY**

Fully renovated stand-alone commercial building located along one of Independence's most visible commercial corridors. With C-2 zoning and approximately 14,385 vehicles per day per MoDOT, the property provides a strong opportunity for owner-user, investor, or small business seeking exposure, parking, signage, and flexible commercial space. The building features an updated interior layout with multiple office/work areas, a kitchen/break area, multiple restrooms, and lower-level storage/utility space. The property also includes off-street parking and an existing freestanding pole sign for added visibility along 23rd Street. Located near Noland Road, Lee's Summit Road, and established commercial activity, including nearby QuikTrip. C-2 Zoning allows for a variety of potential commercial uses, including office, medical service, retail, service-based business, contractor/business support, personal improvement, repair/laundry service, eating/drinking establishment, and more. Bidding ends June 11 at 1 pm.



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