

INVEST COMMERCIAL REAL ESTATE, LLC

Industrial, Office, Retail & Investment - Leasing & Sales



FOR SALE

\$675,000 (\$140.63/sf)

Flex/Retail/Office Bldg

.73 Acre Lot

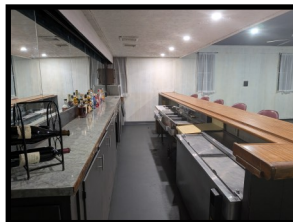
(60'x520' Lot)

13137 Wornall Rd.

Kansas City, MO 64145

Building Size: 4,800sf (Office/flex)
2 Story Bldg
Land Area: .73Acres/57,950sf
Taxes (2024): \$ 6,113.43
Year Built: 1958/1986(add-on)
Zoning: B4-2/R-7.5

- Opportunity Zone
- Large Lot
- Fixer-Upper Opportunity
- Flexible Zoning
- Monument Sign



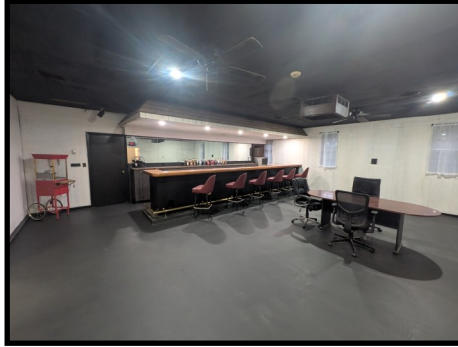
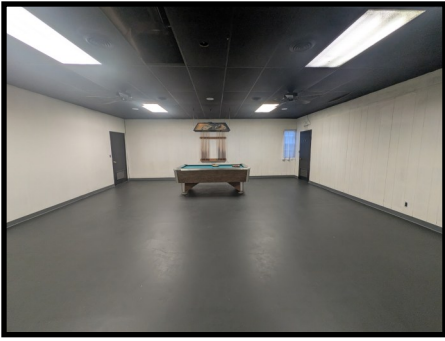
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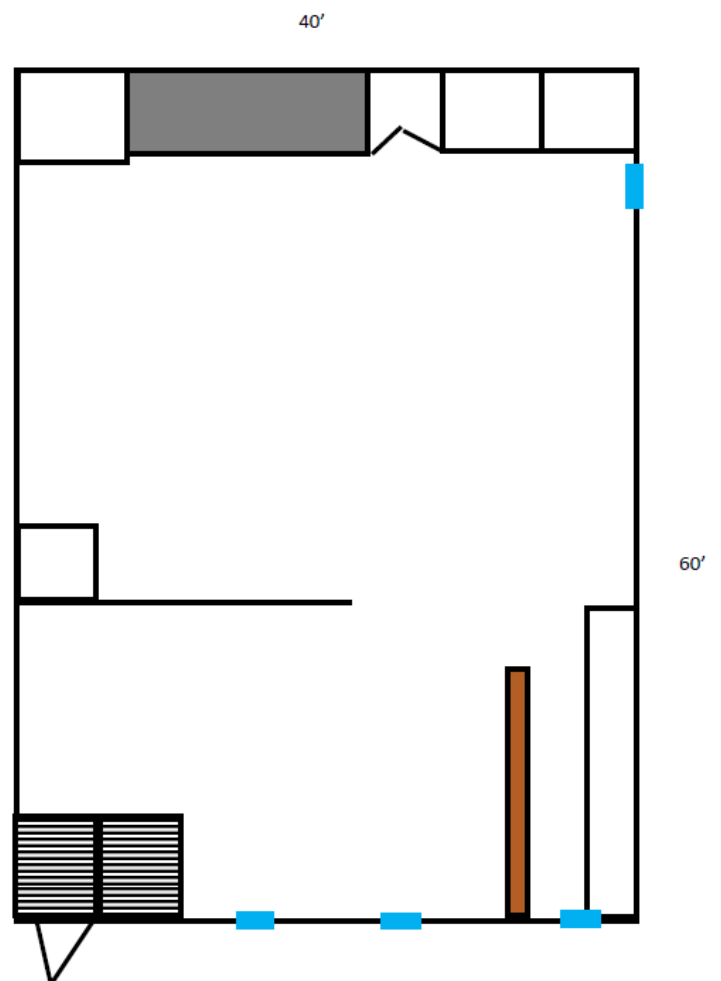
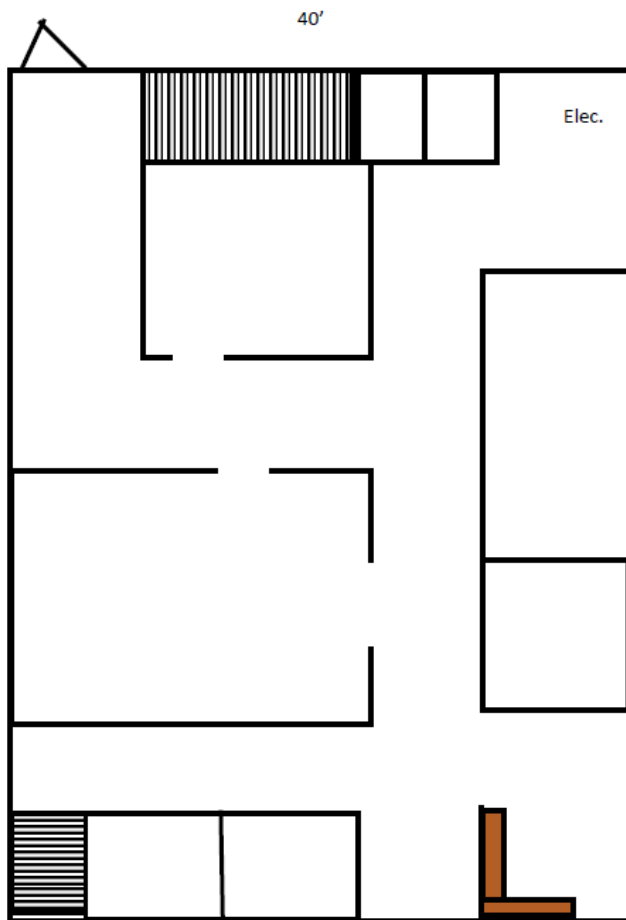
www.INVESTCRE.com

12705 Pawnee Lane, Leawood, KS 66209



First Floor

Second Floor



*** Floor Plan Not To Scale**

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MAP

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