

17200 E 39TH INDEPENDENCE, MO 64055



INDUSTRIAL OPPORTUNITY

This expansive 6.78+/-acre Special Purpose property offers over 15,000 square feet of finished space in one of Independence's most active retail shopping districts.

Located directly adjacent to Bolger Square Shopping Center, the property is surrounded by national retailers, restaurants, and residential neighborhoods – offering both exceptional visibility and future development potential.

The building includes a large sanctuary, multiple classrooms, a large fellowship hall, full-service kitchen, several offices, and generous on-site parking.

The layout and acreage make it well-suited for continued religious or community use, while also presenting a strong redevelopment opportunity for residential, mixed-use or commercial.

Whether you're an expanding congregation, a nonprofit organization, or a developer seeking a well-located site with zoning flexibility, this property offers tremendous value and versatility.



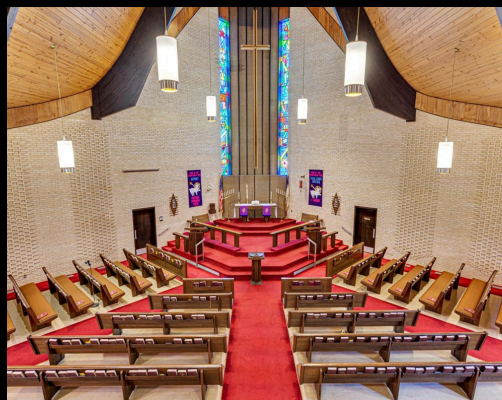
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Turn Key Realty - www.TKRKC.com - 816.903.2226 - 105 S. Jefferson St., Suite C1, Kearney, MO 64060

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THE SITE

- Just 1 mile West of hwy 291 on E 39th St, making it quick and convenient to reach.
- Situated in a bustling area with excellent visibility and easy accessibility.
- Located next to the Independence shopping center, offering added foot traffic and exposure.
- Surrounded by ongoing redevelopment, making this a prime location for long-term business growth.



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