

# FOR SALE

## \$549,900

## \$599,000

for two  
properties  
including  
3819 Fuller



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**kw** LEGACY  
PARTNERS  
KELLERWILLIAMS. REALTY

Each Office Is  
Independently Owned and  
Operated

**3812 Bennington Ave.  
Kansas City, MO. 64129**



### **Industrial Building: 7500sf. Zoned M1-5 (cannabis, auto delaer & repair)**

- Centrally Located off I-70 & 435
- New 200 Amp Service 2018 & New Sub-panels 2024
- New LED Interior Shop & Exterior Lights 2024
- Market rent \$4900/month - Layout 3500, 2500 & 900sf shops, 3 offices, 2 baths can be divided into 2 units
- 2025 overhead door 2024 TPO flat roof & insulation
- 2020 HVAC, central in offices , 3 overhead heater in shops, 2018 Exterior Paint, tuckpoint, metal window covers
- Across the street form the proposed RXR 600K SF Industrial Site.



**CONTACT ME FOR  
DETAILS OR TO  
SCHEDULE A TOUR.**