

9529 Pflumm Rd. Molloy Beauty Salon

Lenexa, Kansas

NEW SALE PRICE

Presented by:

**Bruce Re, Vice President, Commercial
Division**

**RE/MAX Commercial, State Line
11251 Nall Ave.
Leawood, Kansas 66211
913-221-9689**



Executive summary

Property Summary

REMAX Commercial – State Line has been retained as the Exclusive Agent for the sale of the property located at 9529 Pflumm Rd., Lenexa, Kansas. An ideal location on the south east corner of Pflumm and 95th Terr. With 81' of frontage and nearly 10,000 cars per day.

This was an active Salon, and the FF&E could be also sold. The key to this property is that there is nearly a half of an acre with a paved parking lot for 18-cars. And the lot could be expanded by another 100ft. The HVAC, plumbing, and electrical have all been recently updated and it is zoned commercial. It is a stand-alone building and offers 1,200 sf. Signage is allowed and the building could easily be used as offices.



EXECUTIVE SUMMARY

Business / Property Sale

Building : \$425,000.00
Building Size: 1,200 SF
Lot size: .45 Acres
Year Built: 1952
Available: Open

Contact: **Bruce Ré**
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9529 Pflumm Rd.

Located close to and with easy access to I-435 and I-35. The parking can be expanded by 100ft, could be fenced, and has two storage buildings on the back of the property.

Property Type: RETAIL
Building Size: 1,200 SF

Traffic:

	Traffic Vol.
Pflumm Rd.:	9,776
W. 95 th St.:	16,977

