

147 East Lexington Avenue

Independence, Missouri 64050

For Sale/Lease



Excellent Location

- 3,384± SF Retail/Office/Flex Property on 0.3± Acres
- Located in Opportunity Zone
- One Dock-High Loading Door
- Unique Owner/User Opportunity In The Independence Square
- Call For Pricing

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

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Building Specifications

Building Size:	3,384± SF
Lot Size:	0.3± AC
Year Built:	1942
Tenancy:	Single
Primary Class:	C-Commercial
Legal Description:	OLD TOWN REPLAT A---LOT 1A
Operating Expenses (2025 Est.)	RE Taxes: \$1.87 INS: \$1.42 CAM: Self-Performed by Tenant

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Property Photos

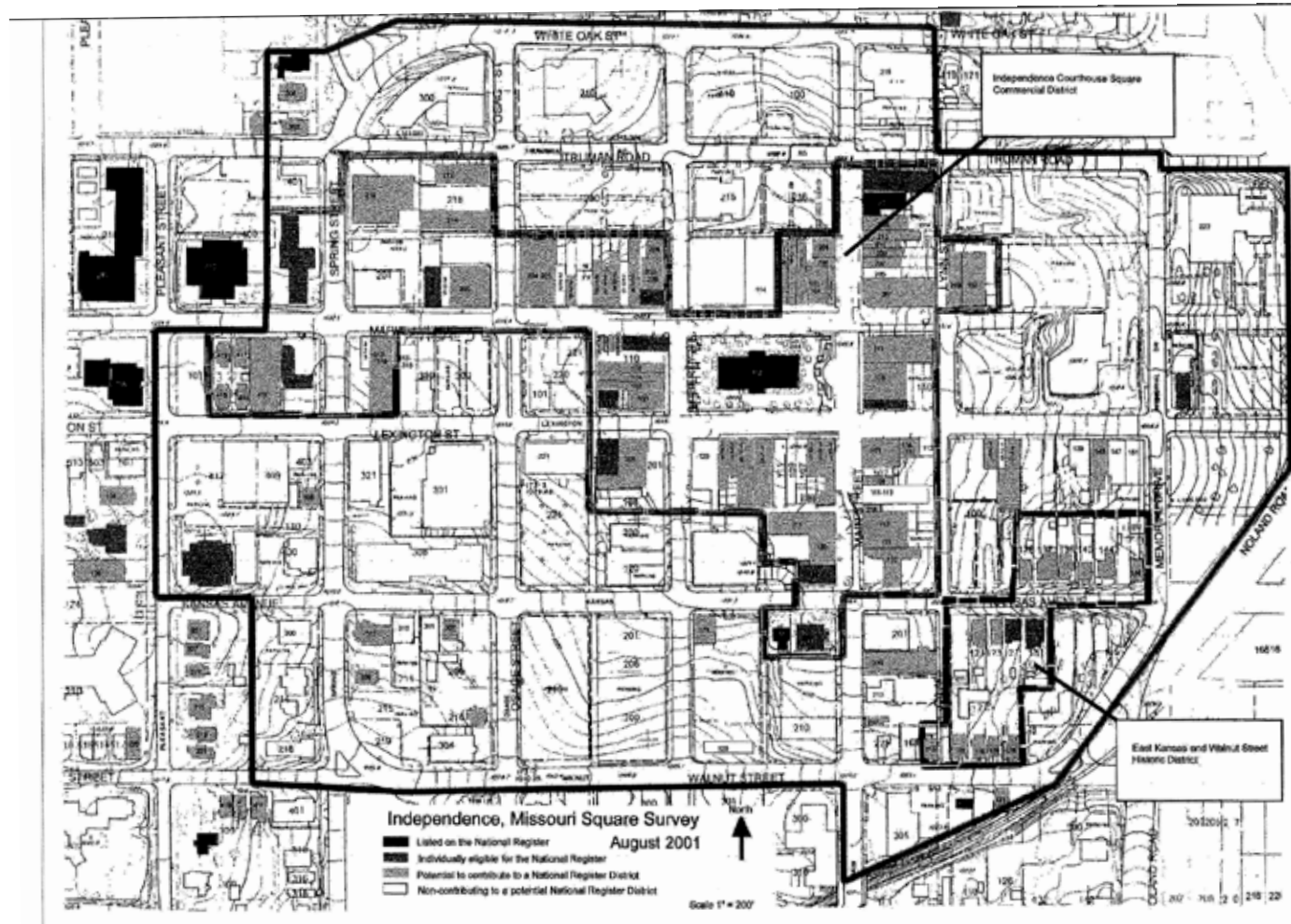


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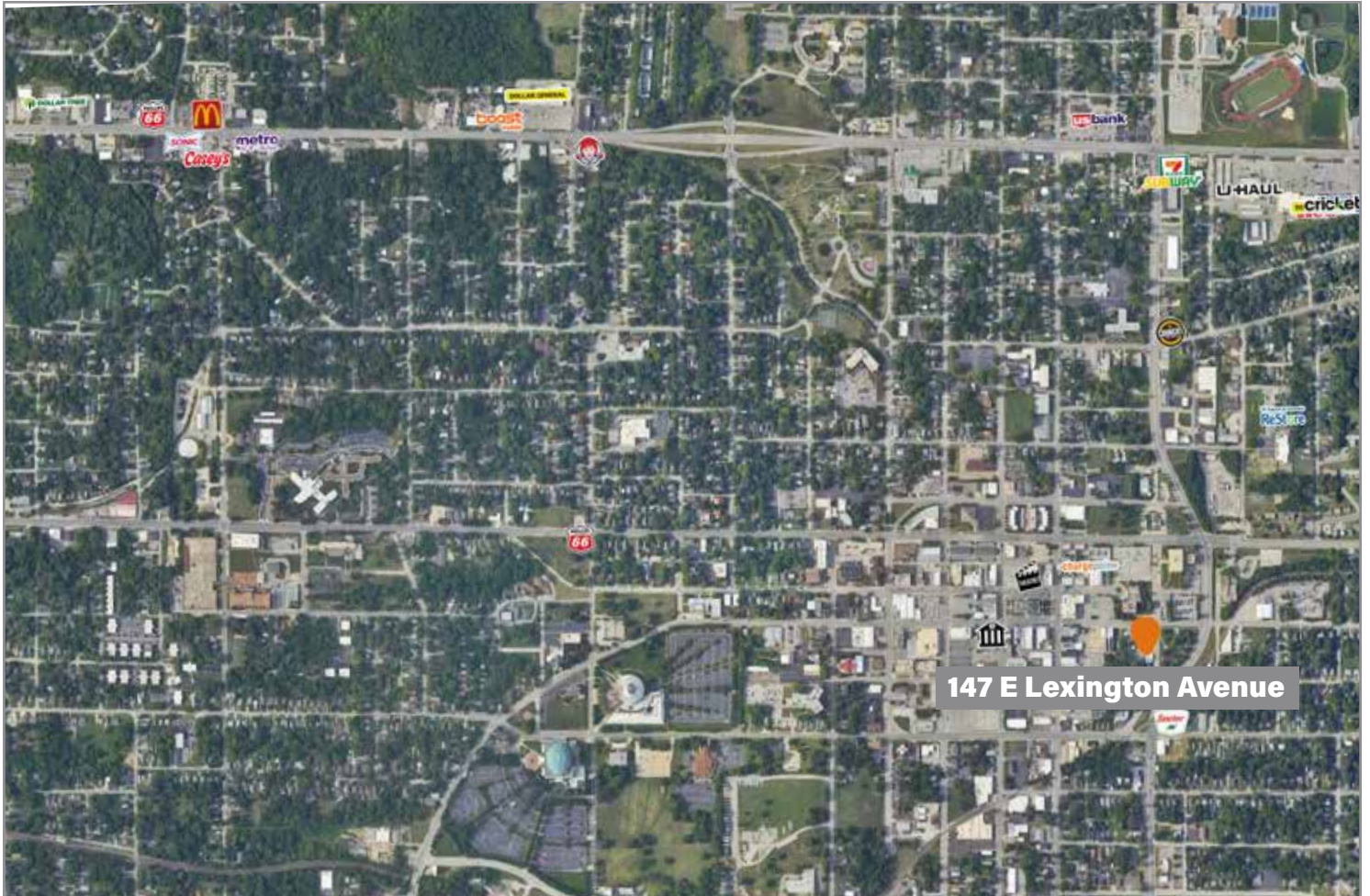
Independence Square Map



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