



## Medical Building New to Market



For Sale or Lease

# 197 S. McCleary Road Excelsior Springs, Missouri

### Property Features

- 10,000 SF medical building on 1.92 acres
- Turnkey medical clinic
- Flexible floor plan
- Great location and access to US-69 Highway
- Back-up generator
- Property also includes adjacent 0.93-acre land parcel
- Sale price: \$2,000,000
- Lease rate: \$14.00 PSF, NNN
- Available Q1 2025

### Contact us:

#### Pat Coppinger

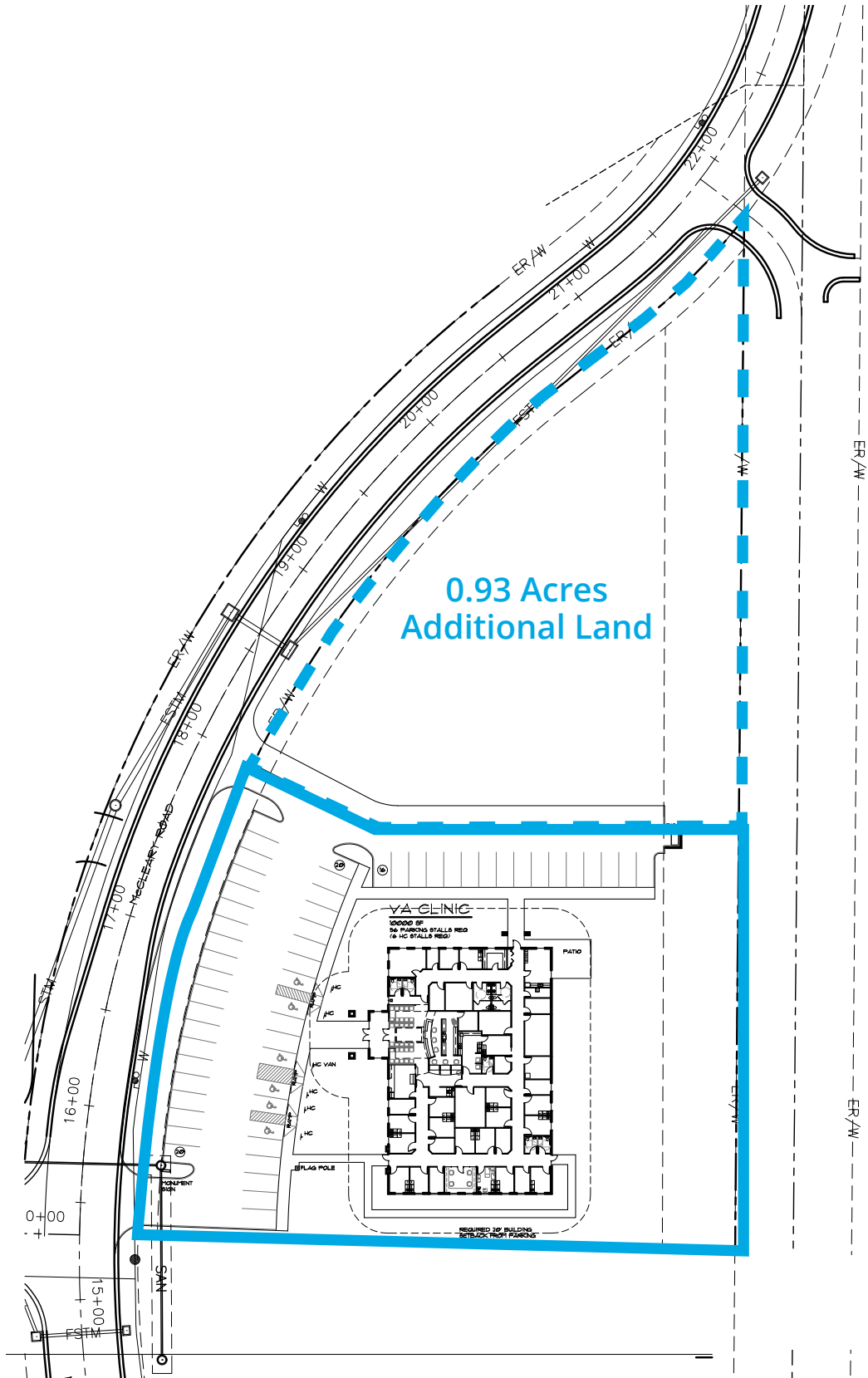
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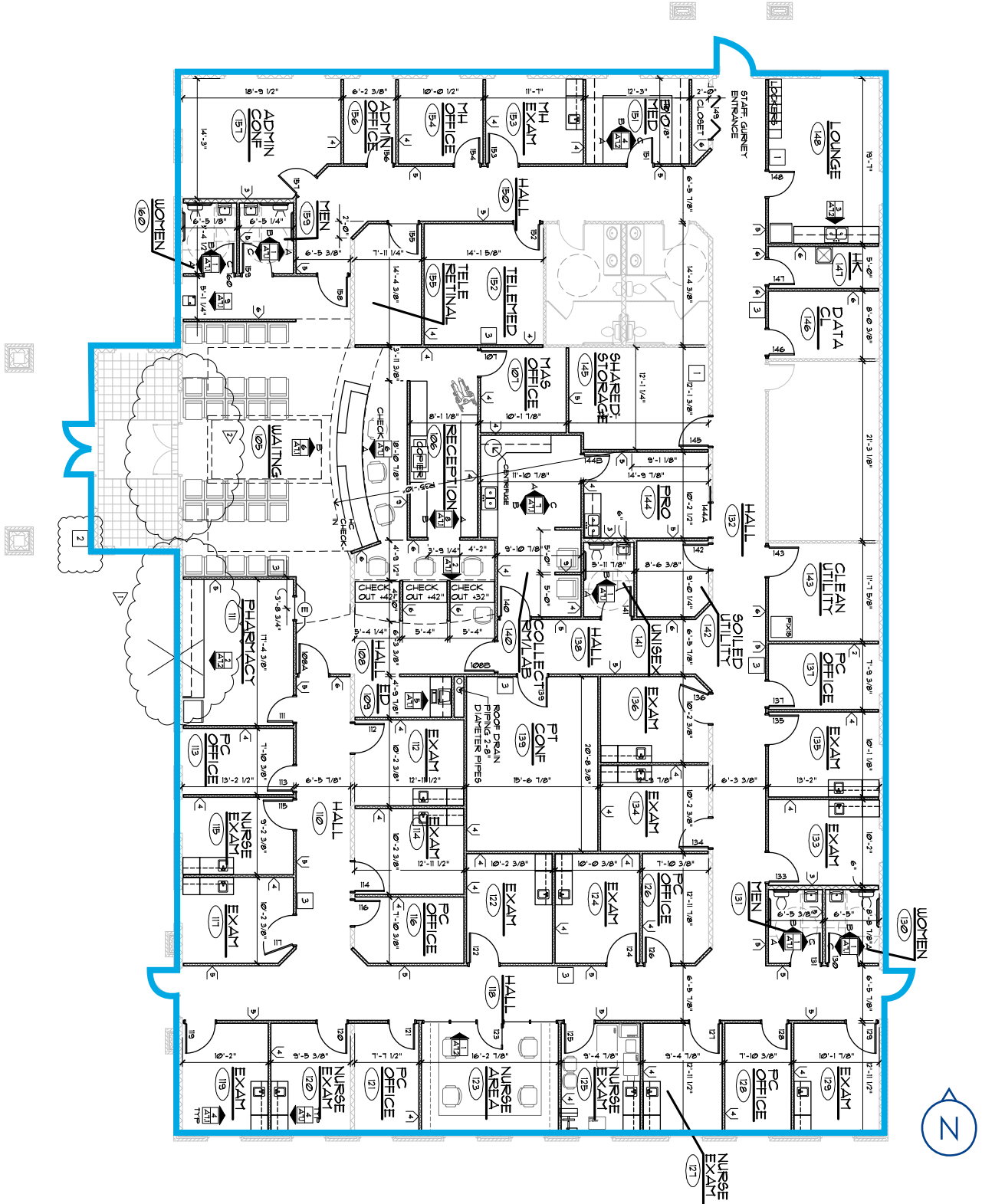
# Site Plan

197 S. McCleary Road



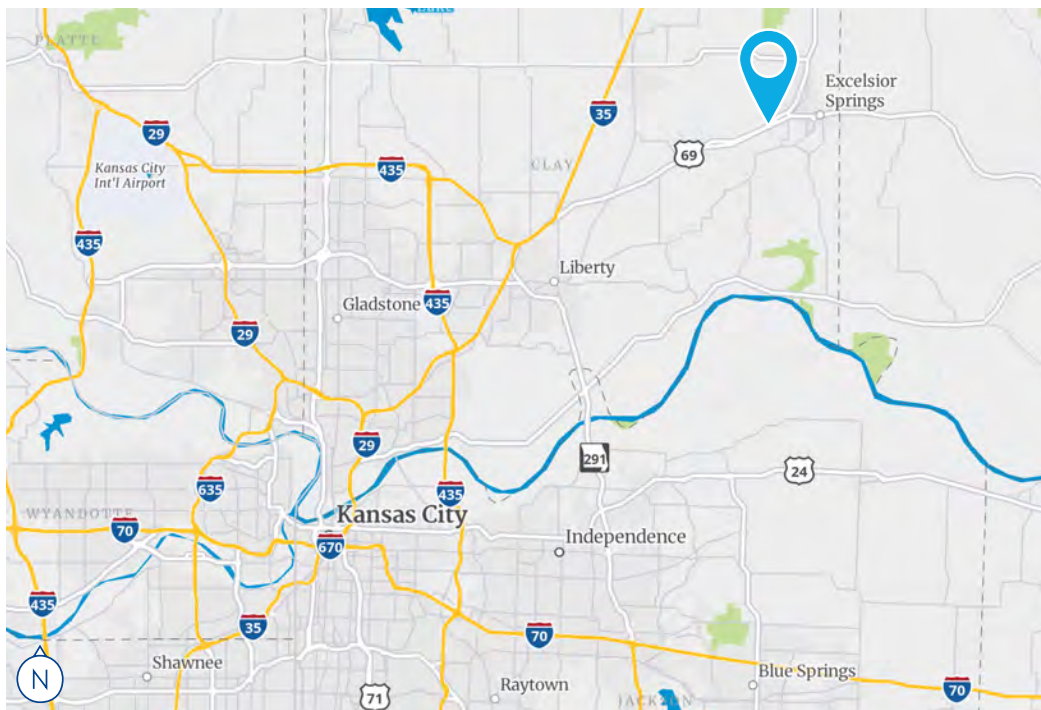
# Floor Plan

10,000 SF Medical Building





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