



OPES COMMERCIAL REAL ESTATE



4311 NE VIVION RD KANSAS CITY, MO 64119

FOR SALE

PURCHASE PRICE: \$1,300,000

Building Size: 7,600 +/- SF

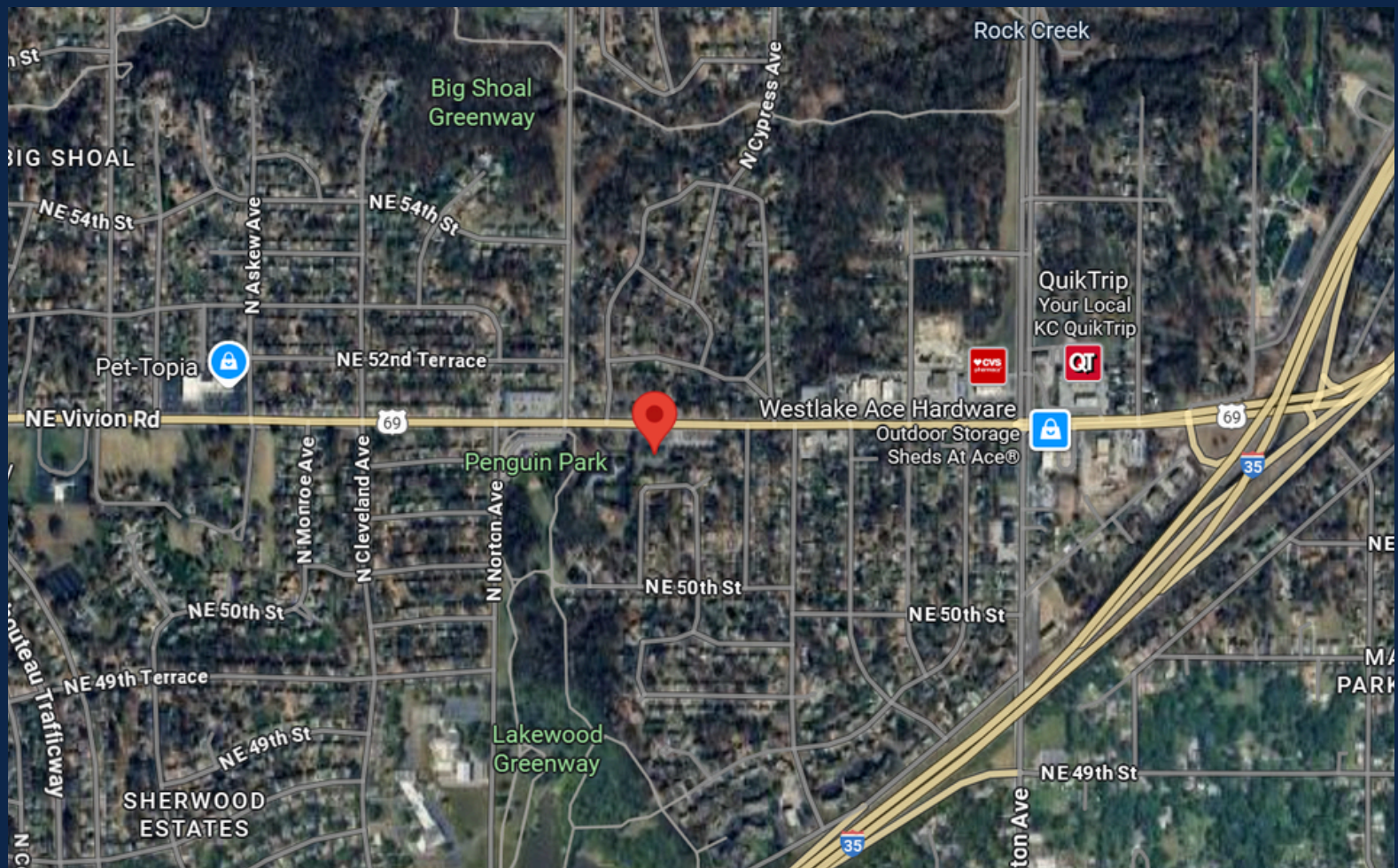
Land Size: .40 +/- Acres (17,424 SF)

VICTOR BRANCATO | BROKER

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Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind



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PROPERTY FEATURES:

- Excellent Retail/Office Opportunity
- First Time on the Market
- +/- 1,300 SF of Office on the Second Floor with Bathroom and Conference Room
- +/- 7,600 SF Unfinished Basement
- Frontage on Vivion Road with Better Than 15,000 Cars Per Day
- Building is Fully Sprinklered with Wet System Building
- Zoning B1-1
- 43 Parking Spaces

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RETAIL/OFFICE SPACE AVAILABLE

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