



## High Visibility Industrial/Flex Building

- ±9,000 SF on a ±0.55 Acre Lot
- 4 Drive-In Doors
- Frontage on N Scott Ave
- Excellent Owner-User/Investment Opportunity

### For more information:

Christian Wead  
816.412.8472  
cwead@blockllc.com

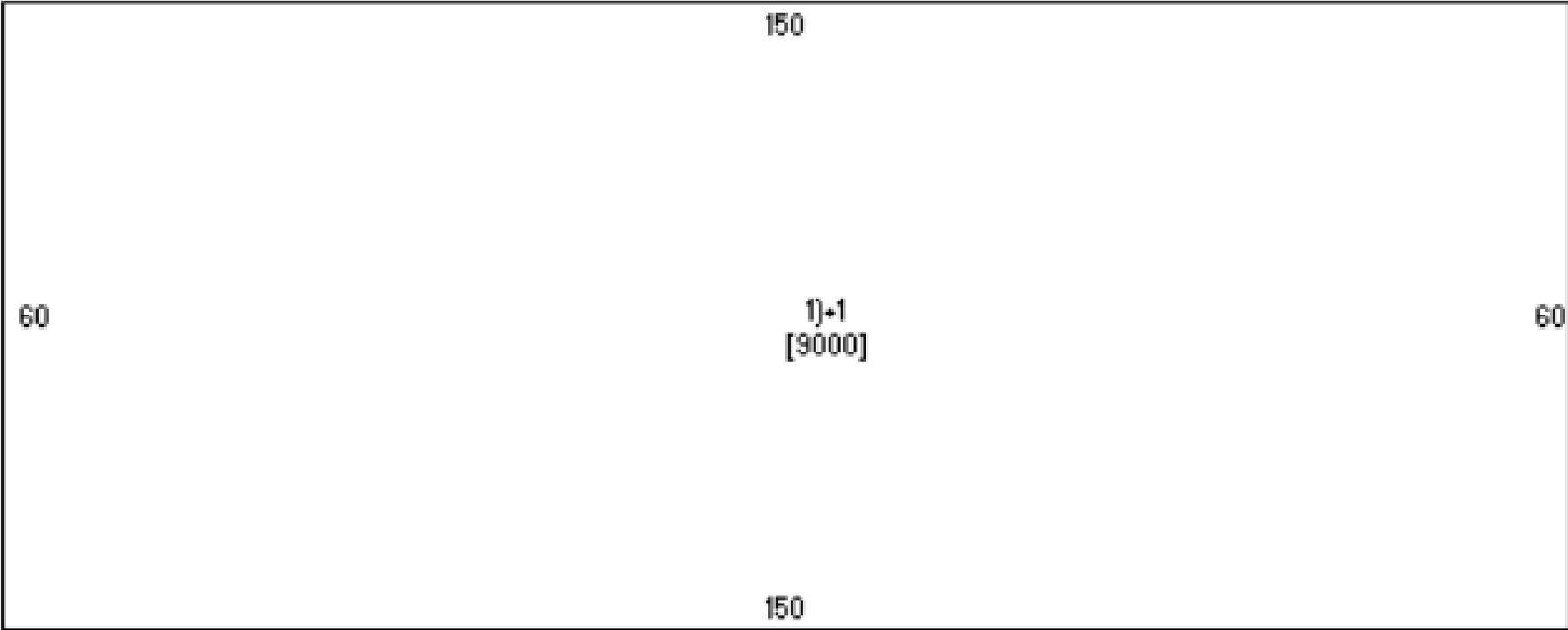
Blaise Gunnerson  
816.878.6314  
bgunnerson@blockllc.com

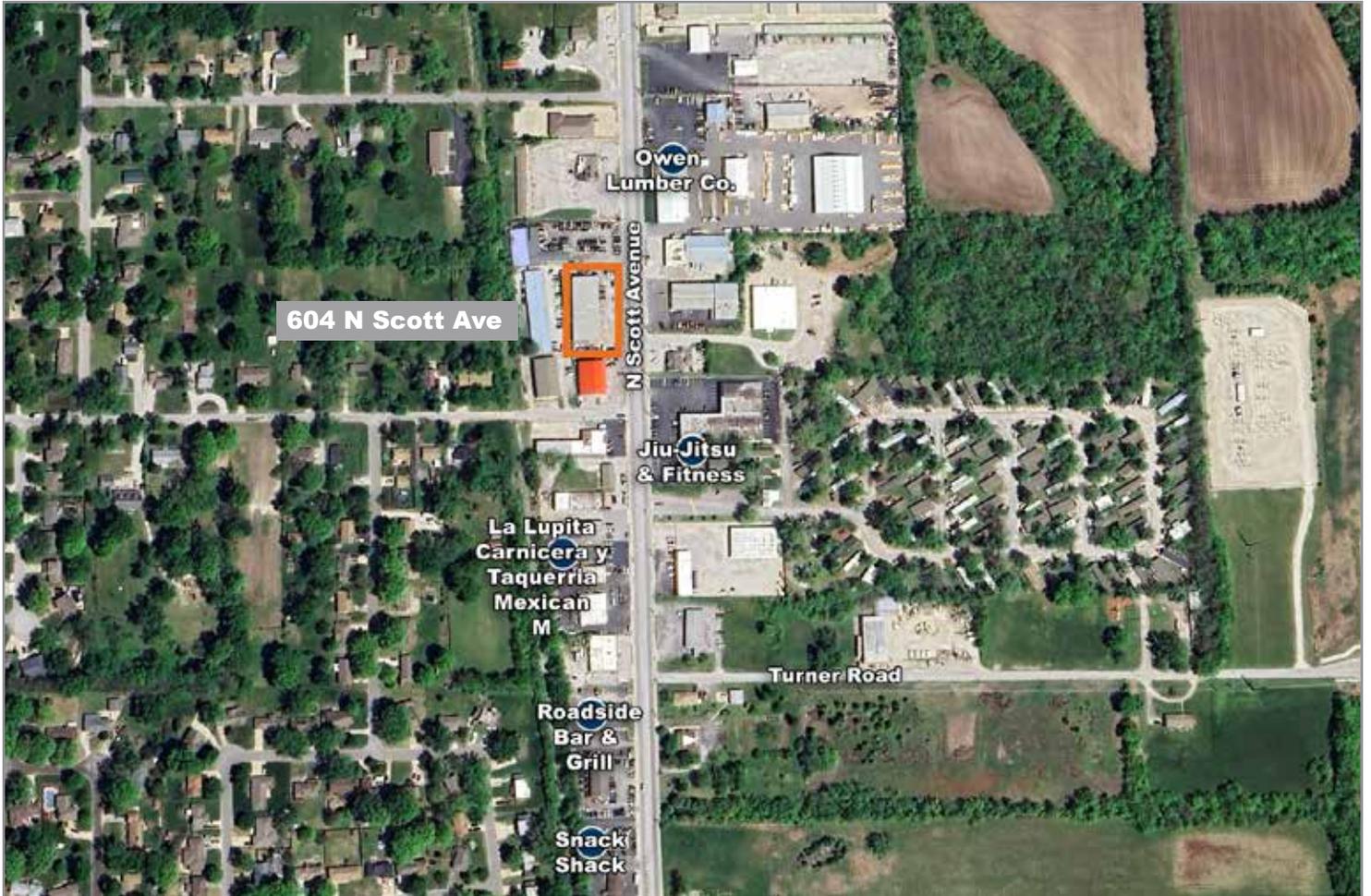
The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

Building Size:	±9,000
Lot Size:	±0.55
Year Built:	1983
Loading:	4 Drive-Ins
Construction Type:	Steel
Parking:	1.42/1,000 SF (12 Spaces)
Zoning:	C-2
Frontage:	196' on N Scott Ave
Existing Users:	Auto Repair Shop, Automotive Part Distributor
Neighboring Users:	Belton Plaza, Roadside Bar & Grill, and More!
Real Estate Taxes (2024):	\$6,669.57 (\$0.74 PSF)
Parcel ID:	05-01-11-100-003-021.001
Legal Description:	KINGSLAND LOT 7 TRACT 1

Floor Plan





For more information:

Christian Wead

816.412.8472

[cwead@blockllc.com](mailto:cwead@blockllc.com)

Blaise Gunnerson

816.878.6314

[bgunnerson@blockllc.com](mailto:bgunnerson@blockllc.com)