

For sale

11632 Grandview Rd, Kansas City, MO
±10,600 SF building



Property Highlights

- ±4,200 SF office (additional ±4,200 SF office space on 2nd floor not included in building SF)
- Loading: 7 drive-in doors
- ±1.03 acre site
- 12' clear height
- Great access to I-49 & I-435
- **Sale Price: \$895,000**

Nick Tinnel

Senior Vice President

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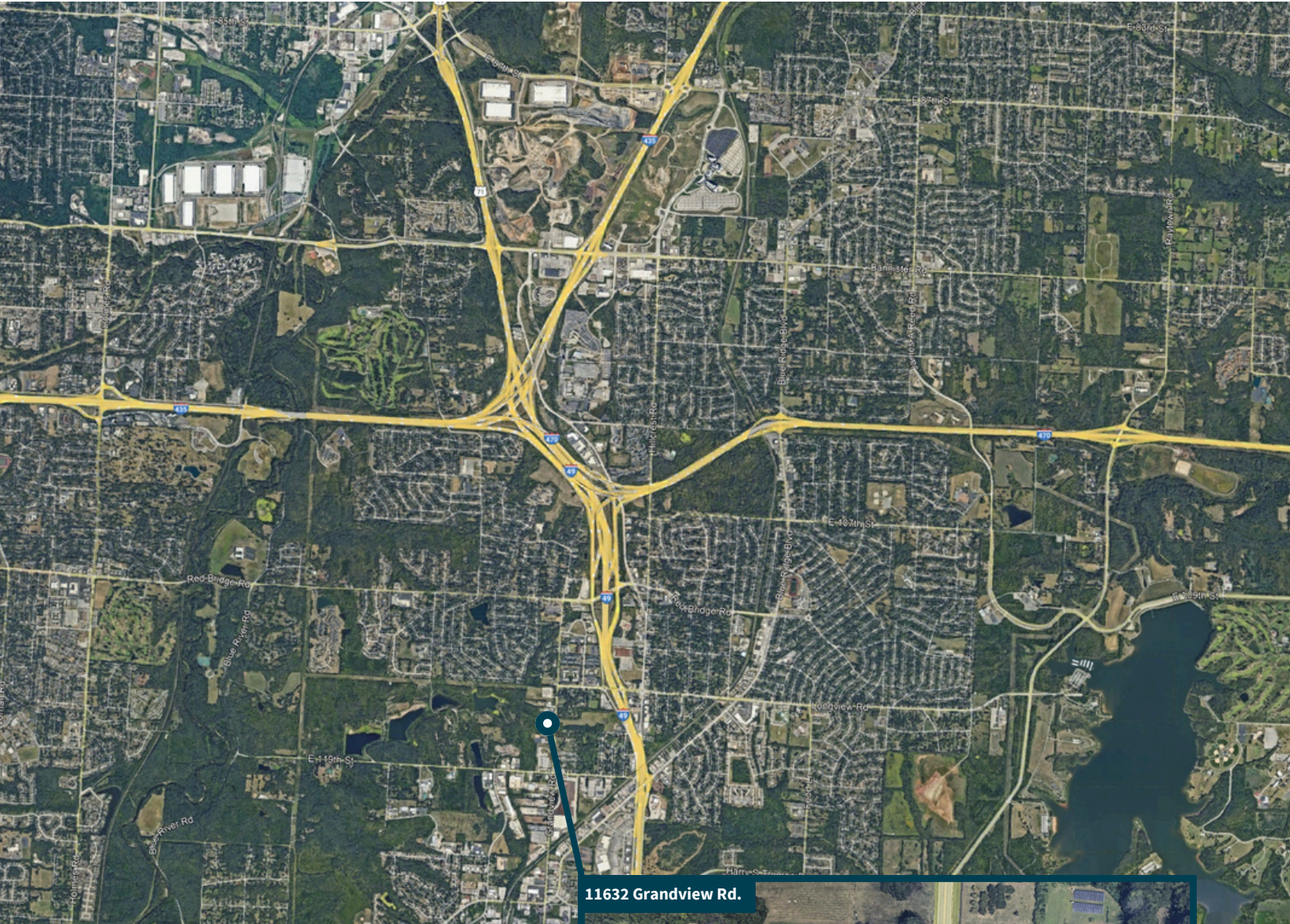
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Building Specs

Building SF	±10,600 SF	Roof	Shingle
Office SF	±4,200 SF	Floor	Concrete
2nd Floor Office SF	±4,200 SF	Year Built	1965
Loading	7 DI	Zoning	M1-5
Clear Height	12'	Parking	Ample
Sprinkler	N/A	Outside Storage	Yes
Acreage	1.03 AC	2024 Taxes	\$14,576.63
Lighting	Flourescent	Sale Price	\$895,000



Site Aerial



11632 Grandview Rd.



Utilities

Electricity	Everg
Gas	Spire
San sewer	City of KCMO
Water	City of KCMO



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