



FOR SALE

Commercial Office on 1.94+ Acres

333 SW Lake Village Boulevard Blue Springs, MO



Kevin Tubbesing

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com

- **Replica of Betsy Ross in Philadelphia**
- **Easy access to M-7 Highway**
- **Minutes from retail, grocery, schools**
- **Potential Mixed Use - Office/Residential**
- **Just 3.5 miles from I-70**

Location Aerial



Site Aerial



Commercial office on 1.94+ acres allowing for expansion and possible work/live mixed-use. Easy access to M-7 Highway and just minutes from I-70. The city of Blue Springs is one of the fastest growing suburban cities in the Kansas City region. With a population of over 55,000, it grew at a rate of 16% over the last decade. Interstate 70 provides a direct link west to Downtown Kansas City.

Blue Springs has a pro-growth business philosophy, combined with carefully planned residential neighborhoods and vibrant shopping districts.

The building is a replica of the Betsy Ross House which is a landmark in Philadelphia, the site where the seamstress and flag-maker Betsy Ross (1752-1836) lived when she sewed the first American Flag. The original house sits on Arch Street, several blocks from Independence Hall and the Liberty Bell in Philadelphia, Pennsylvania.

The home has 3 levels and we estimate the size of the home to be 1,850sf.



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Property Features

Building Size in SF	1,850
Building Dimensions	
Total Acres	1.94
Year Built	1976
Construction Material	Wood frame
Roof	Asphalt Shingle
Floor	Varies
Clear Height in Feet	n/a
Column Spacing	n/a
Dock-High Loading	0
Van-High Loading	0
Drive-In Loading	0

Building Systems

Sprinkler	no
Floor Drains	no
HVAC	Forced Air
Lighting	Varies
Electrical	

Site

Parking	Front circle drive
Zoning	GB - General Business
Floodplain	no
Access	Via Lake Village Blvd

Pricing

Lease Type	None	Space Information:	Size (sf)	Rate
	and/or	Building	1,850	
Sale Price	\$698,000			
3800 SW 7 Hwy				
Blue Springs MO 64014				

County: Jackson

Taxes: 2020: \$7,319.29

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at
 Evergreen for more information**

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Price & Tax

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Utilities

Sanitary Sewer:

There is an 8" line just north of/running along Lake Village Dr. City of Blue Springs, 816-228-0195.

Water:

There is an 8" water line just north of and along Lake Village Drive. City of Blue Springs, 816-228-0195.

Gas:

Spire Energy

Electricity:

Evergy: 816.471.5272

Storm Water:

City of Blue Springs

Communications:

Comcast, AT&T

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