

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



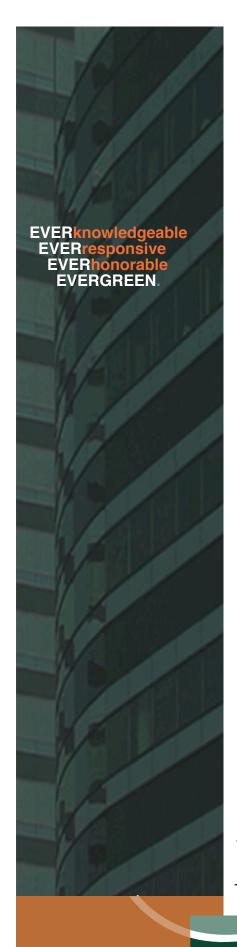
Commercial office on 1.94+ acres allowing for expansion and possible work/live mixed-use. Easy access to M-7 Highway and just minutes from I-70. The city of Blue Springs is one of the fastest growing suburban cities in the Kansas City region. With a population of over 55,000, it grew at a rate of 16% 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 and/or	Space Information: Size (sf) Rate Building 1,850	_		
Sale Price \$698,000				
3800 SW 7 Hwy Blue Springs MO 64014		_		
County: Jackson	Taxes: 2020: \$7,319.29			

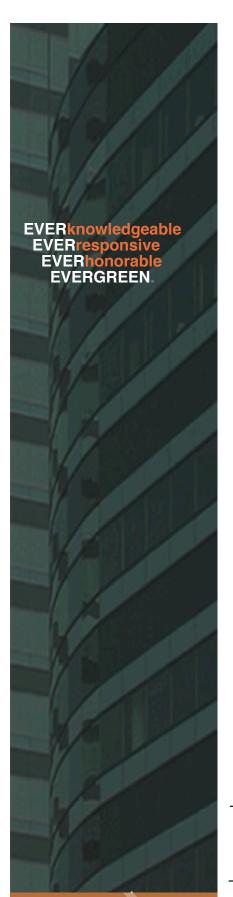
All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal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

Contact your Broker/Agent at Evergreen for more information

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

Price & Tax

Sale Price \$698,000 Taxes: 2020: \$7,319.29

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:

EVERGREEN

Spire Energy

Electricity:

Evergy: 816.471.5272

Storm Water:

City of Blue Springs

Communications:

Comcast, AT&T

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