

FOR SALE
8,400 SF



13810 E. US 40 HIGHWAY
INDEPENDENCE, MO

RETAIL/FLEX BUILDING



13810 E. US 40 HIGHWAY | INDEPENDENCE, MO

PROPERTY HIGHLIGHTS

8,400 SF retail/flex building with showroom

1 acre lot size - adequate parking

3 drive-in service bays and 1 rear drive-in door

600-amp electrical service

Excellent storefront with monument signage facing US 40 Highway

Excellent traffic count with 25,095 vehicles per day on US 40 Highway

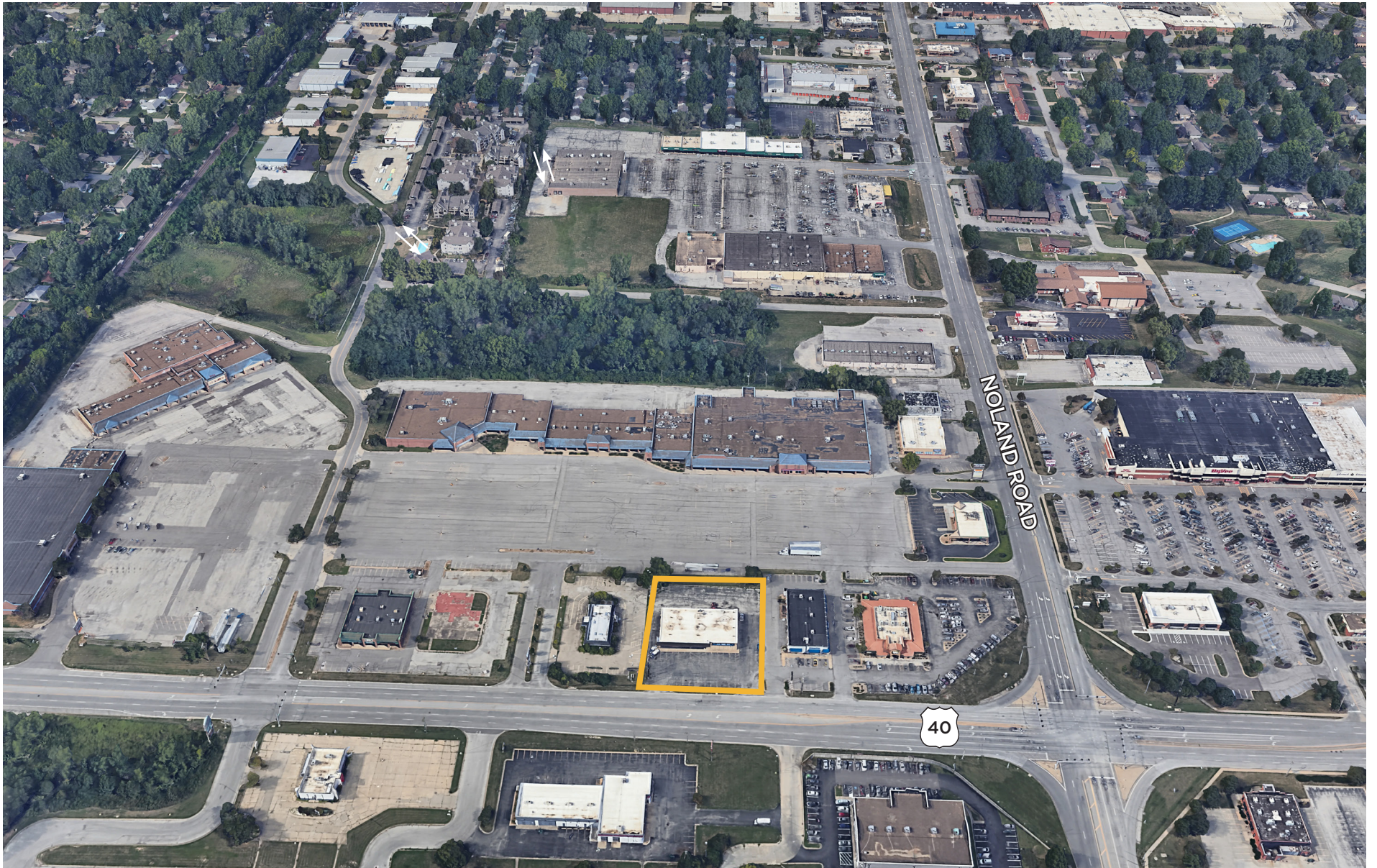
Located one block west of prominent US 40 Highway/ Noland Road intersection

Great building for auto installation retail

C-2 Zoning - General Commercial

Sale Price: \$650,000





AERIAL
8,400 SF

CONTACT INFORMATION

ALEC R. BLACKWELL, SIOR

Director

+1 816 412 0242

alec.blackwell@cushwake.com

