

6813

SOBBIE ROAD
PLEASANT VALLEY, MO



**FOR SALE: ±4,800 SF NEWLY CONSTRUCTED
FLEX BUILDING ON 1.19 ACRES**

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Investment Opportunity: 100% Leased through 9/30/2028
- (2) parcels totaling 1.19 acres – 0.6 acre parcel on back side has all utilities in place
- 4,800 SF Total Building Space
- ±3,200 SF High Quality Retail/Office Space
 - » Large Fully Conditioned Production Space
 - » Reception Area
 - » (1) Private Office
 - » Breakroom
 - » Men's & Women's Restrooms
- (1) Drive-In Door – 12' x 12'
- Clear Height: 14'
- ADA Accessible Throughout
- Year Built: 2023
- Excellent Highway Access to I-35, I-435 and MO Hwy-69
- Zoning: C-1
- Asking Sale Price: \$850,000



LOCATION AERIAL



POTENTIAL DEVELOPMENT PLAN



PHOTOS

