

# 425 W PINE St

FOR SALE | RAYMORE, MO

## SPACE OVERVIEW

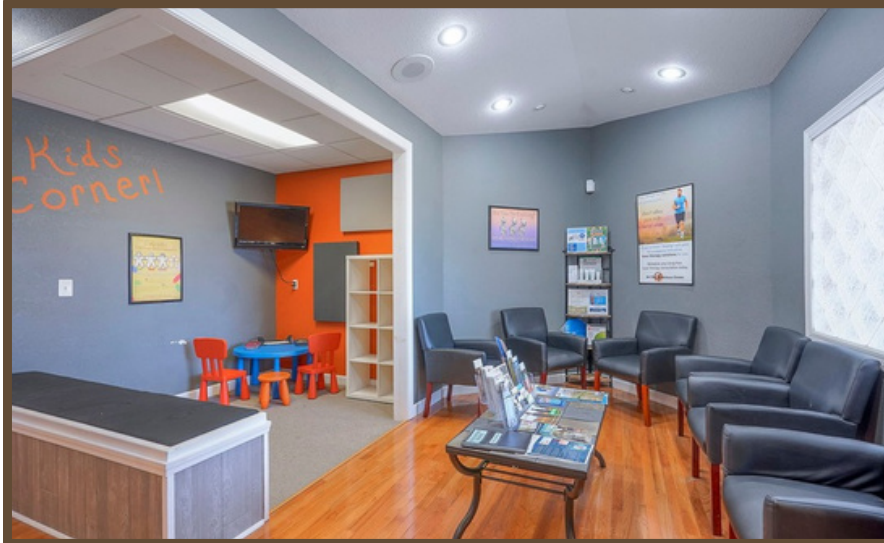
SALE PRICE: \$695,000  
BUILDING SIZE: +/- 9,000 SF  
TYPE: OFFICE / RETAIL  
SUITE BREAKDOWN: 1,917 SF Vacant Suite  
2,983 SF Chiropractic Suite  
(Sale-leaseback available)  
BASEMENT: ~4,100 SF Climate-Controlled

## PROPERTY HIGHLIGHTS

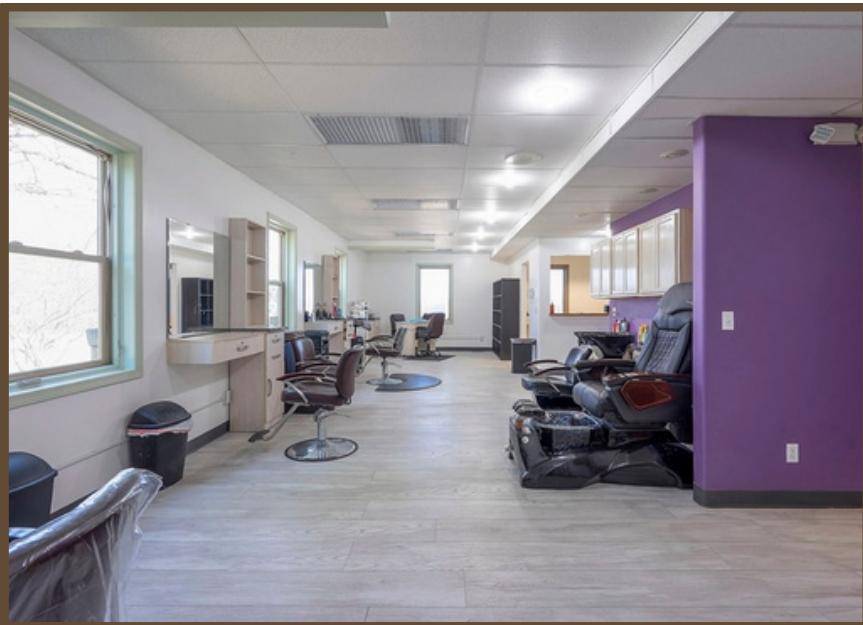
- Rare owner-user/investment building in supply-constrained Raymore submarket
- Sale-leaseback with established chiropractic tenant in place
- Vacant suite delivers lease-up upside
- Climate-controlled basement adds ~4,100 SF of bonus space
- ~24 parking stalls - strong ratio for medical/office users



# PROPERTY PHOTOS - CHIROPRACTIC SPACE



# PROPERTY PHOTOS - VACANT SPACE + BASEMENT



# APPROXIMATE FLOOR PLAN (MAIN LEVEL)

