

COMMERCIAL PROPERTY FOR SALE

28503 E 286TH TERRACE, GARDEN CITY, MO 64747

\$790,000 | 3.9 ACRES | 9,704 SQ FT
PRIME HIGHWAY FRONTAGE

9,704 square feet of versatile commercial retail and light industrial space across two buildings on a 2.5-acre lot, plus a separate 1.4-acre vacant commercial lot directly fronting Highway 7. This high-visibility property offers excellent exposure to heavy traffic between Harrisonville and Clinton, making it ideal for retail, service, office, or mixed-use businesses. Tenant to vacate at closing.



INVESTMENT HIGHLIGHTS:

Total Building Space: 9,704 sq ft across two buildings, plus a 480 sq ft carport.

- Main building: 7,604 sq ft (retail space 4,800 sq ft + former bar/grill area 2,804 sq ft) with strong potential to divide into two separate tenant spaces.
- Rear building: 2,100 sq ft steel commercial/light industrial structure with large overhead garage door.

Land: 2.5 acres total (with room for expansion or additional buildings) + 1.4-acre separately parceled vacant lot along Hwy 7 South, perfect for signage, new construction, or added parking.

SHOWINGS BY APPOINTMENT ONLY

KC COMMERCIAL



FOR MORE INFORMATION CALL

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