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## Prime Commercial Property in Revitalizing Kansas City Neighborhood – \$350,000

**Address:** 4245 Indiana Ave, Kansas City, MO 64130

**Current Use:** Operating Daycare Facility

**Zoning:** Suitable for Multiple Commercial Uses


Unlock the potential of this well-maintained commercial property located at a **high-visibility corner lot** in a rapidly revitalizing area of **Kansas City**. Currently operating as a licensed daycare, this building offers an exceptional opportunity for investors, entrepreneurs, or community organizations looking to own in a strategic location with flexible usage options.

Just minutes from downtown and with quick access to major highways, this property offers outstanding convenience for both customers and employees. The surrounding neighborhood is experiencing ongoing investment and development, adding long-term value and growth potential.

### Property Highlights:

- **Asking Price:** \$350,000
- **High-traffic corner lot** with excellent street frontage and signage opportunities
- **Multiple-use potential** – ideal for a daycare, medical office, retail, nonprofit, community center, or service business
- Located **near downtown** and **major highways**, providing easy access across the metro area
- Situated in an **up-and-coming neighborhood** undergoing revitalization
- Functional layout with existing infrastructure for child-centered or institutional use

Whether you're looking to expand your current operations or invest in a property with strong future upside, **4245 Indiana Ave** offers a compelling mix of location, flexibility, and value.

 **Schedule a private showing today** and explore the possibilities this property holds for your business or investment portfolio.

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