

9,356 SF | FOR SALE
SINGLE-TENANT FLEX BUILDING

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**3054 SOUTHWEST BLVD
KANSAS CITY, MO 64108**

CONTACT

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PROPERTY DESCRIPTION

- Rare purchase opportunity on Southwest Boulevard
- First time on market in 20+ years
- Centrally located within greater KC Metro
- M1-5 Zoning allows for variety of uses

LOCATION DESCRIPTION

- A+ visibility on Southwest Boulevard
- Centrally located within greater KC Metro
- Highway access:
 - I-35: 2 minutes
 - US 169: 2 minutes
 - US 69 N: 3 minutes
 - I-70: 4 minutes
 - US 69 S: 7 minutes
 - US 71: 8 minutes
- Neighboring QuikTrip ranks #6 in Missouri and top 3% nationally based on visits (placer.ai)

OFFERING SUMMARY

Lot Size:	0.27 acres
Building Size:	9,356 SF
Sale Price:	\$985,000

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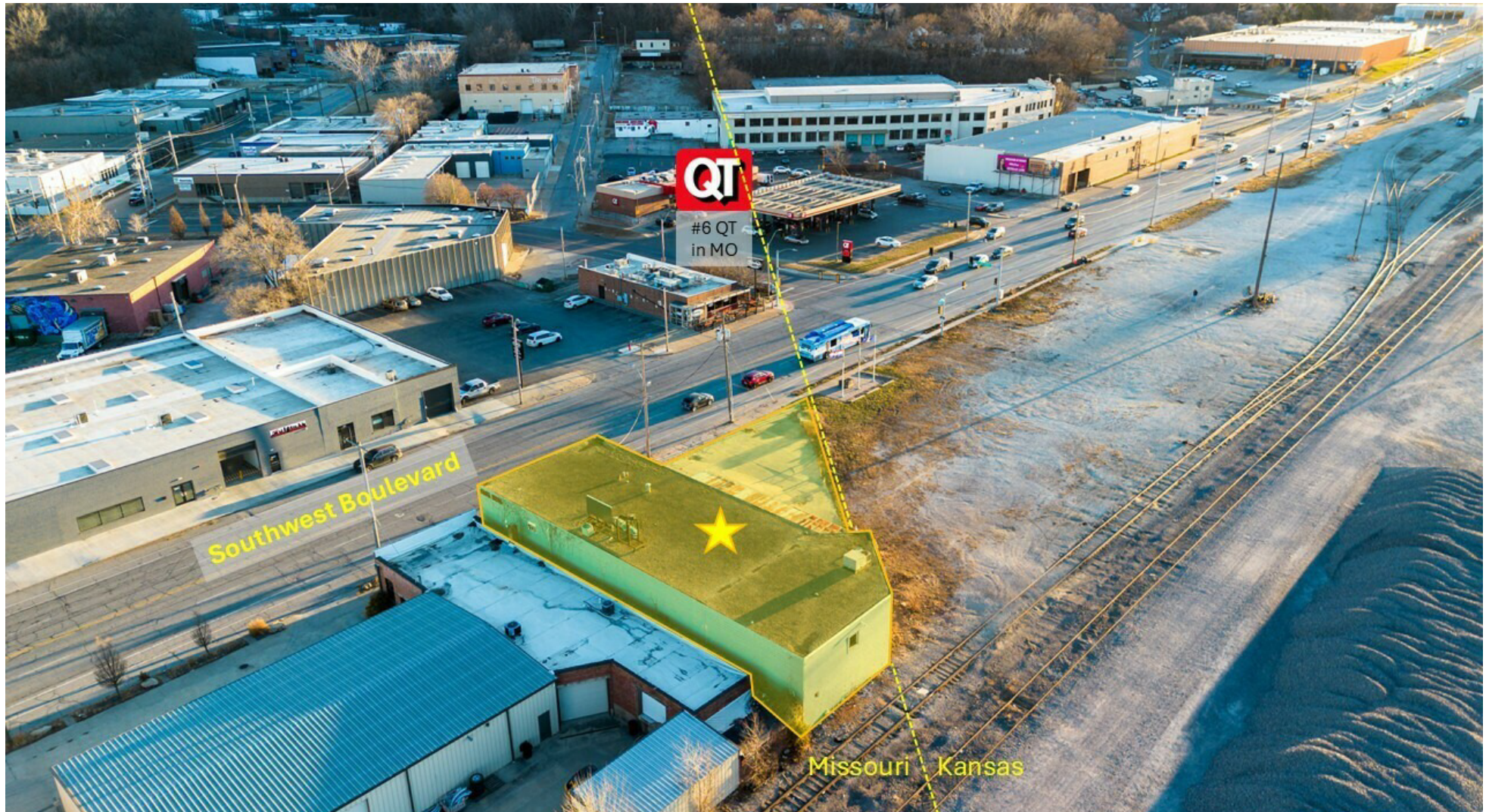
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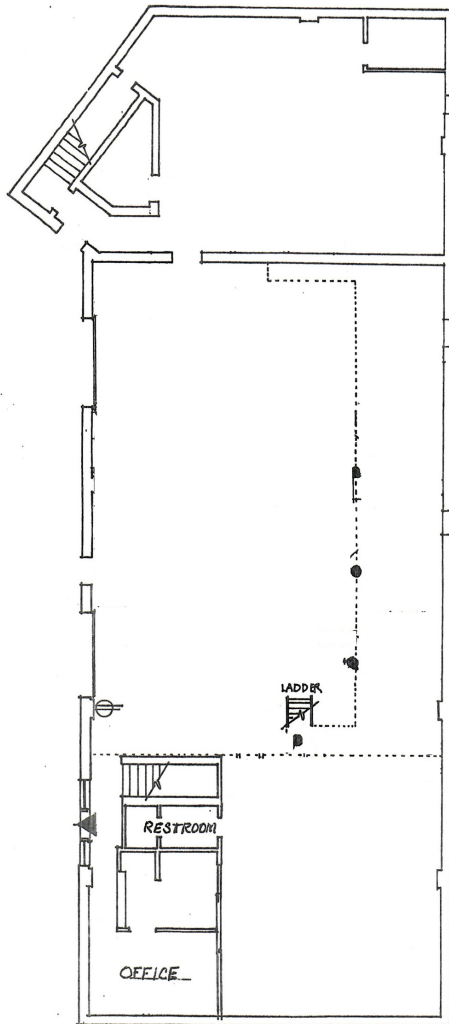
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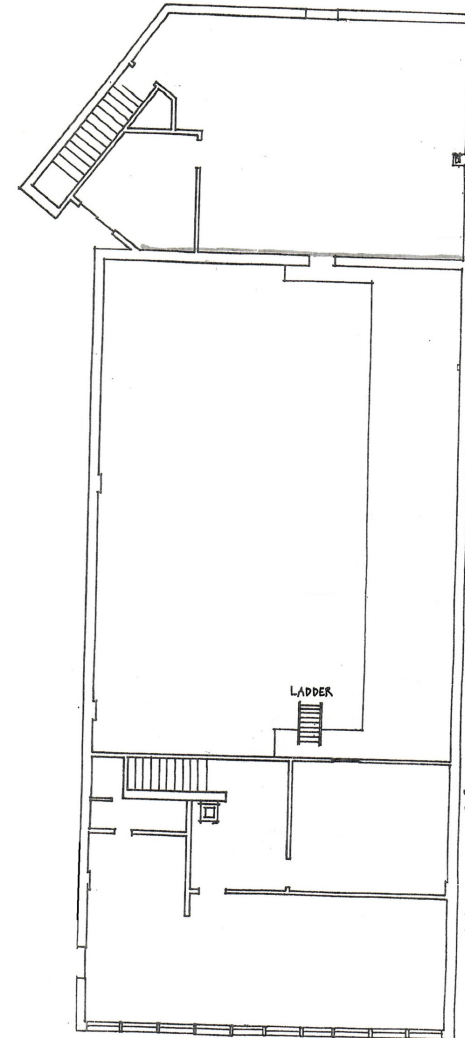
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GROUND FLOOR



MEZZANINE & SECOND FLOOR

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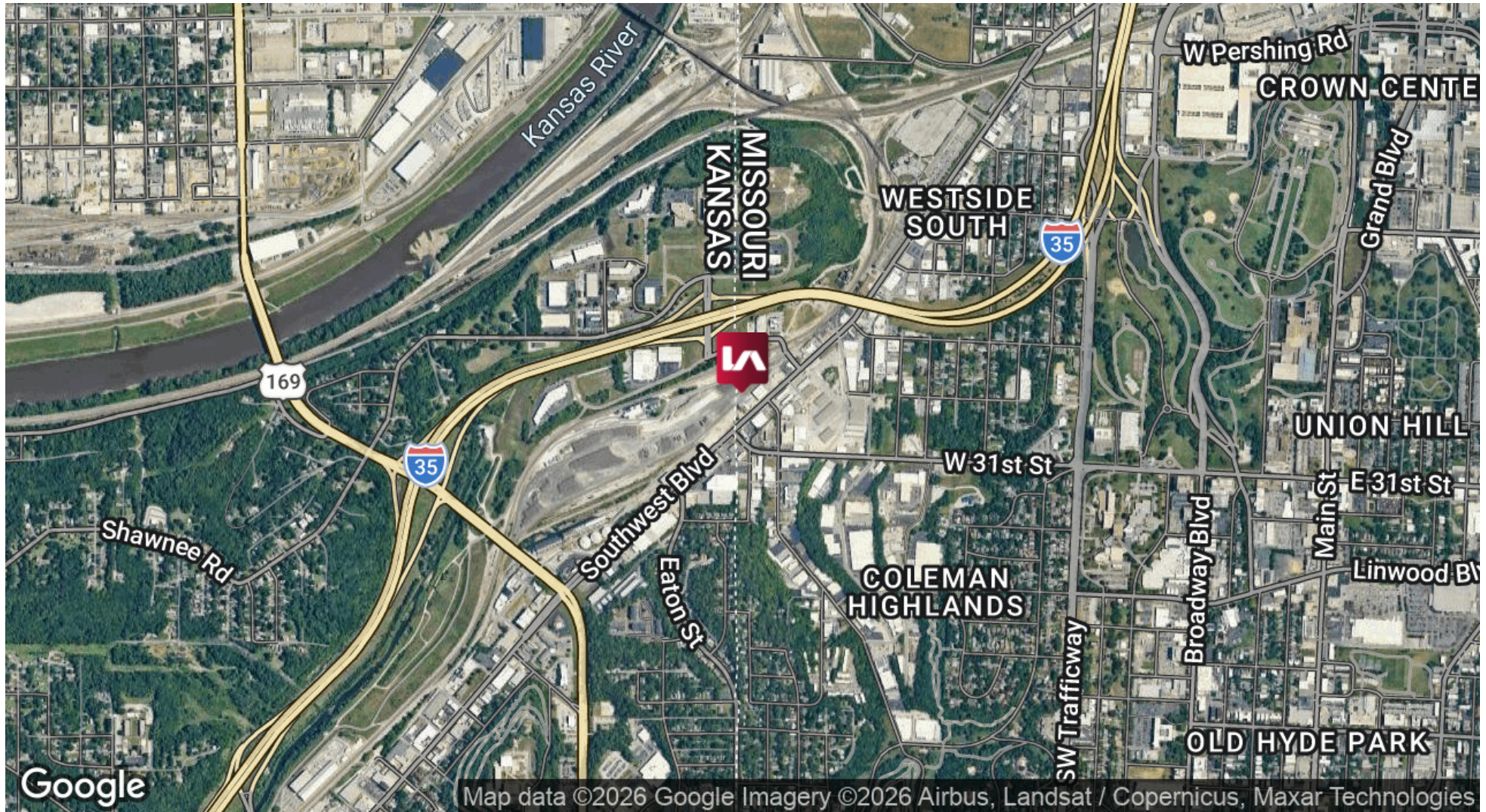
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