

## Excellent Location!

- +/-9,090 SF on +/-0.36 Acres
- Strong Visibility & Access Along Wornall Road
- Rare Owner-Occupant Opportunity In Waldo
- Billboard Lease Through 5/31/2033
- Call For Pricing!

## For more information:

Christian Wead  
816.412.8472  
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Michael R. Block, CPM  
816.932.5549  
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## Building Specifications

Building Size:	+/- 9,090 SF
Lot Size:	+/- 0.36 AC
Year Built:	1963
Tenancy:	Single or Multi
Occupancy:	Vacant at Closing, Currently Leased to KC P.A.W.S.
Taxes (2025):	\$13,364.72 (\$1.47 PSF)
Zoning:	B3-2
Billboard:	Additional Income Via Billboard Lease Through 5/31/2033
Parking:	Striped Spaces Available to North and West of Property

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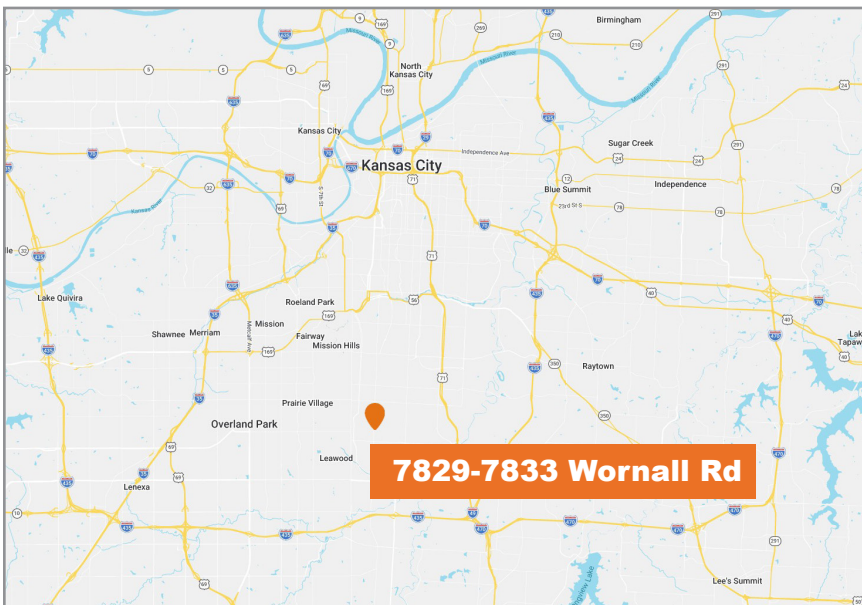
# 7829-7833 Wornall Road

Kansas City, Missouri 64114

# For Sale



**7829-7833 Wornall Rd**



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**BLOCK**  
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