

INVEST COMMERCIAL REAL ESTATE, LLC

Industrial, Office, Retail & Investment - Leasing & Sales



FOR SALE

\$639,000 (\$133.12/sf)

Flex/Retail/Office Bldg

.73 Acre Lot

(60'x520' Lot)

13137 Wornall Rd.

Kansas City, MO 64145

Building Size: 4,800sf (Office/flex)
2 Story Bldg

Land Area: .73Acres/57,950sf

Taxes (2024): \$ 6,113.43

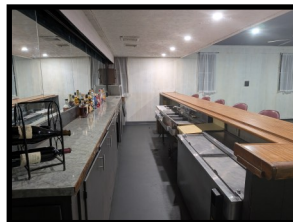
Year Built: 1958/1986(add-on)

Zoning: B4-2/R-7.5



• **Seller Financing Available!**

- Opportunity Zone
- Large Lot
- Owner-User Opportunity
- Flexible Zoning
- Monument Sign



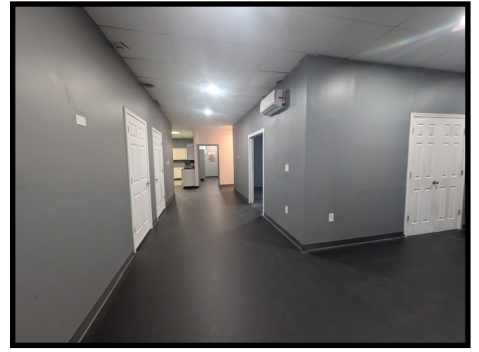
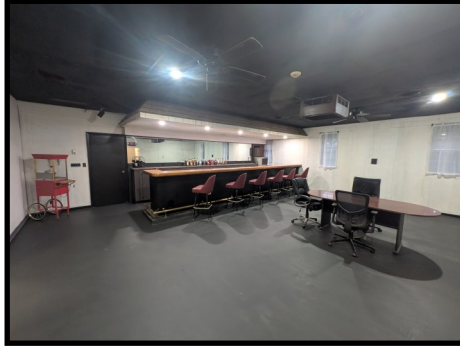
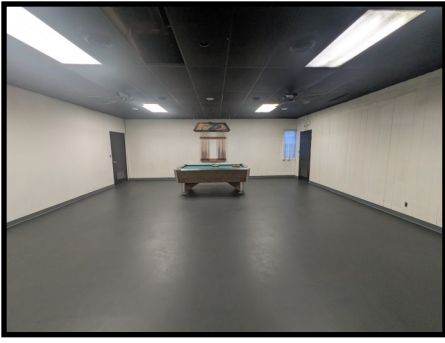
Janet Wilkerson, CCIM

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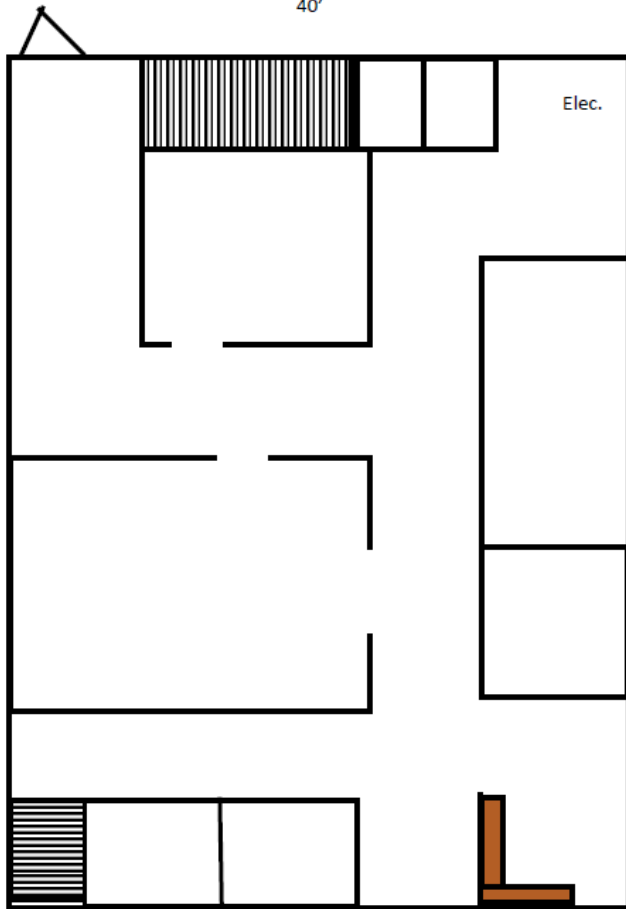
www.INVESTCRE.com

12705 Pawnee Lane, Leawood, KS 66209



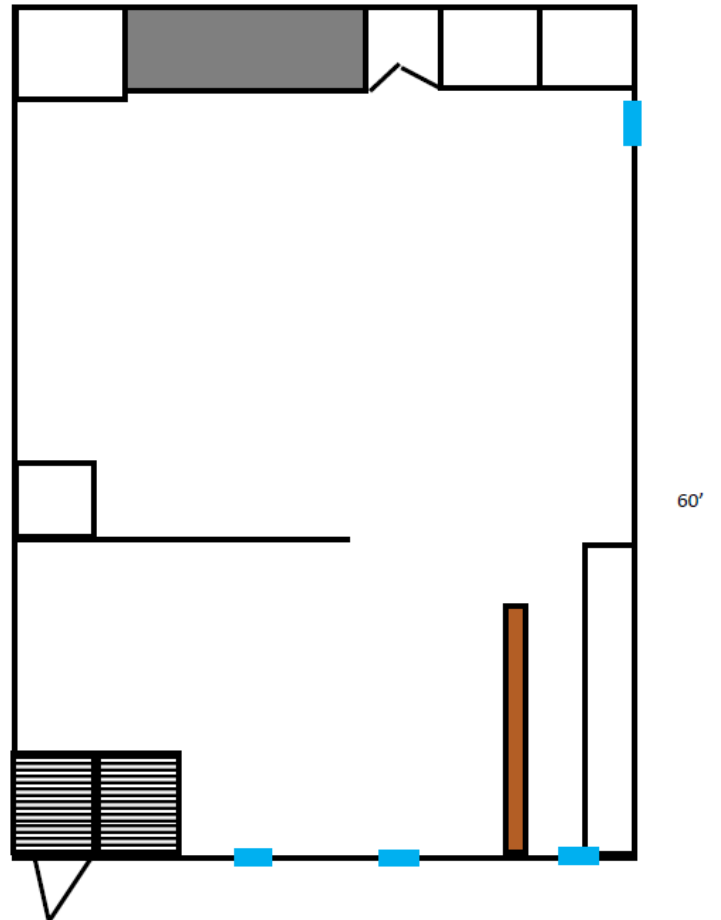
First Floor

40'



Second Floor

40'



*** Floor Plan Not To Scale**

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MAP

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