

# 3401 PINE STREET & 810 W. 35<sup>TH</sup> STREET

## HIGGINSVILLE, MISSOURI 64037



**KESSINGER HUNTER**  
commercial real estate

INVESTMENT PROPERTY FOR SALE | MEDICAL OFFICE | 9,100± SF TOTAL

### PROPERTY FEATURES

- Two Building Medical Office Complex
- Two Established Regional Medical and Pharmaceutical Tenants Serving Higginsville and the Surrounding Communities
- Excellent Highway Access to I-70
- Well Maintained Property
- Call for NOI and Pricing Guidance



#### ADDITIONAL INFO

TOTAL SIZE	9,100± SF
LOT SIZE	1.736± Acres
2024 TAXES	\$9,380.84
SALES PRICE	\$1,350,000

For more information, please contact:

#### ANDY TAYLOR

Principal, Industrial Brokerage  
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[ataylor@kessingerhunter.com](mailto:ataylor@kessingerhunter.com)

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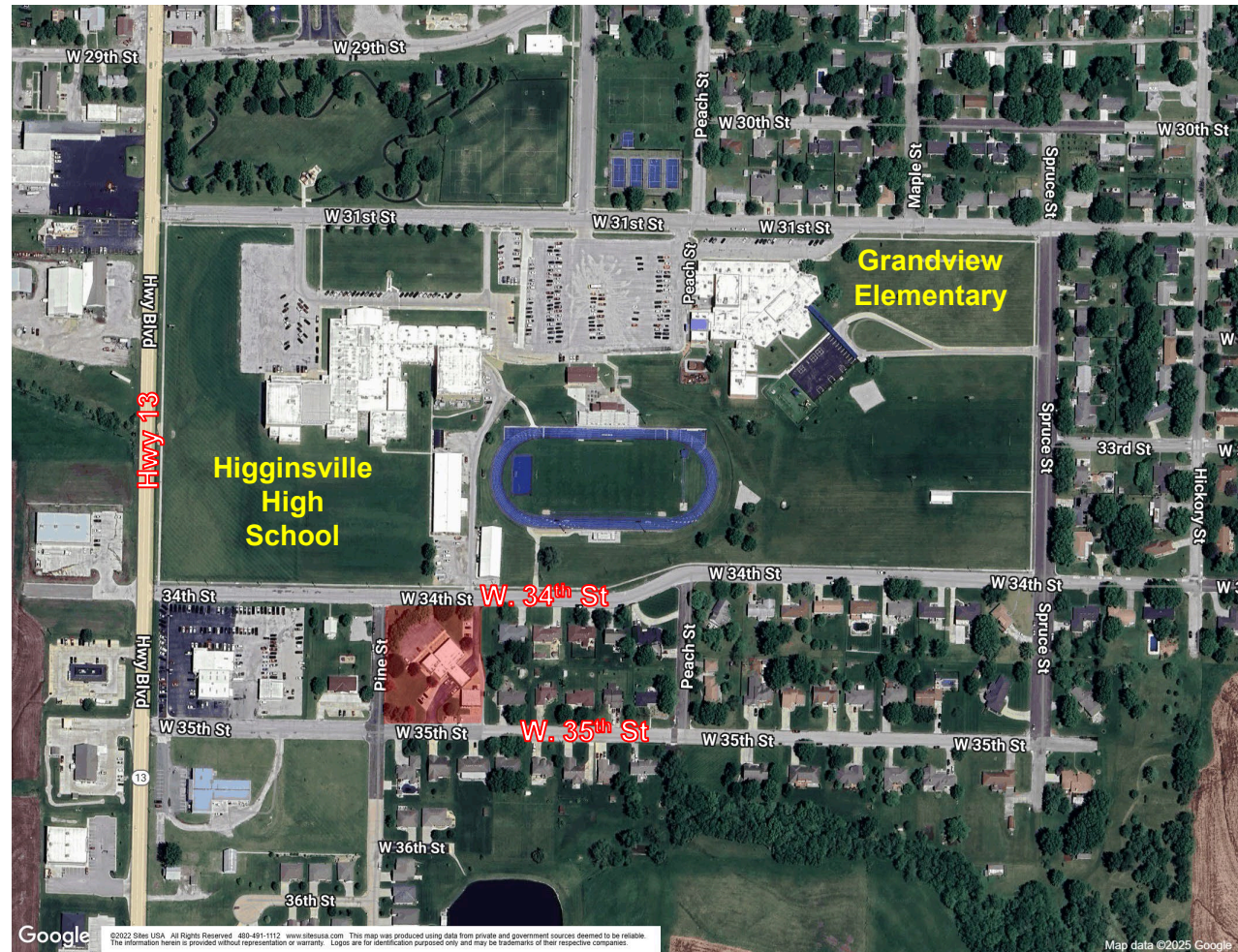
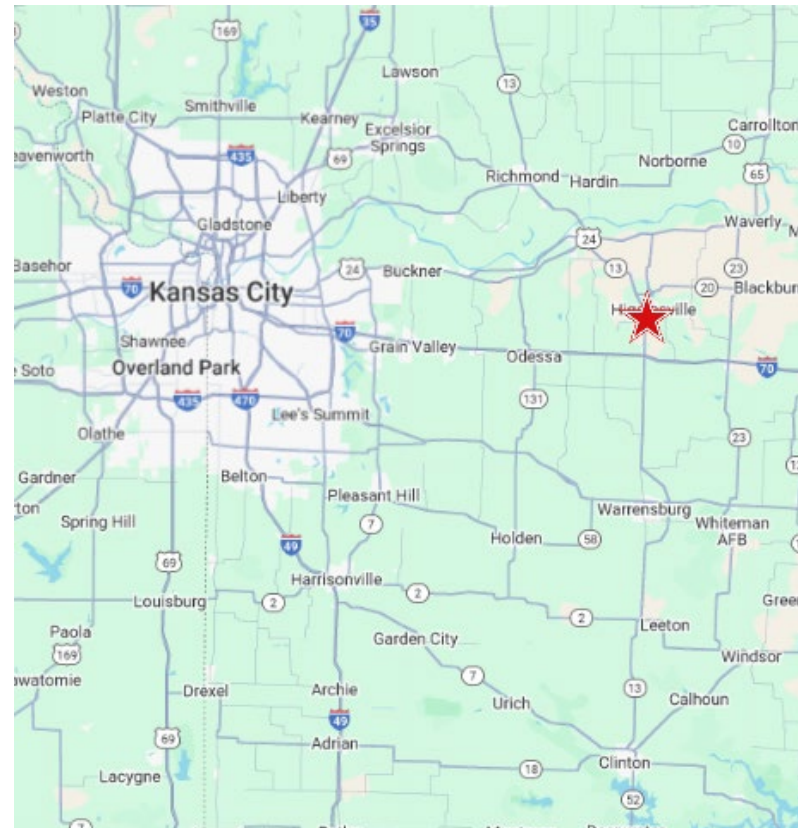
#### KESSINGER/HUNTER & COMPANY, LC

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Investment Property for Sale | Medical Office



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