

205 SOUTHBROOK PKWY, KEARNEY, MO



# FOR SALE

205 SOUTHBROOK PARKWAY, KEARNEY, MO

Located in Clay County, one of the faster-growing areas in the Kansas City metro.

Position your business for success with this highly versatile commercial property in a desirable Kearney location. Situated on a generous 1.92-acre lot, this former daycare facility offers over 4,100 square feet of functional space designed to accommodate a wide range of business uses.

The main level offers the unique option for residential-style living quarters or executive office space, adding convenience and potential for additional income streams.

Currently featuring 13 parking spaces, the expansive lot provides ample room to expand parking capacity or further develop the site to meet your business needs.

With strong visibility, adaptable space, and room to grow, this property is a rare find for investors and owner-occupants.



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## THE SITE

- A blend of residential density and business potential
- Expansive lot with the opportunity to further develop the site or expand parking.

## LOCATION

- Conveniently located near Hwy 33 & Hwy 92.
- 2 miles from I-35





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Zoned C-P, the property is ideal for professional services such as legal, medical, office, or administrative use.

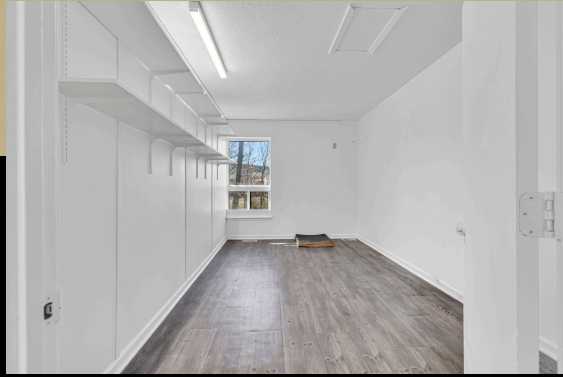
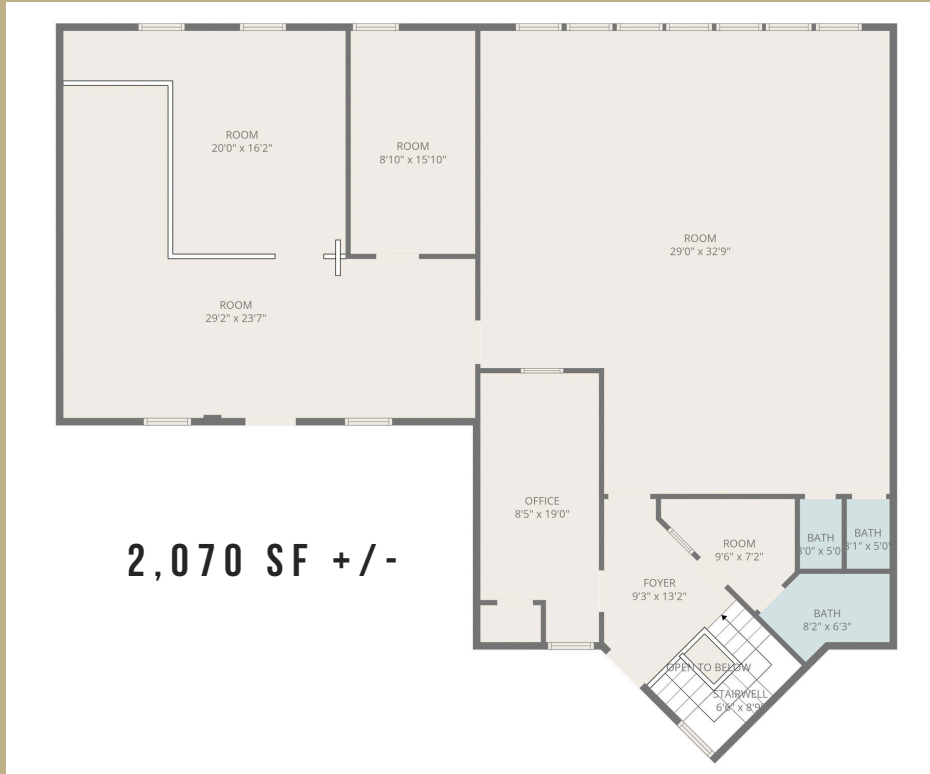
Opportunity for conversion into co-working space, multi-tenant offices, or a mixed-use to include living quarters.

The flexible layout includes a walkout lower level with direct access to a large patio, creating additional usable space for employees or clients.

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# MAIN LEVEL FLOOR PLAN



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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# BASEMENT FLOOR PLAN



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KEARNEY, MO - ZONED C-P - COMMERCIAL



DEMOGRAPHICS	1 MILE	5 MILE
POPULATION	5,412	13,506
MEDIAN HH INCOME	\$73,949	\$104,508
POPULATION GROWTH 2030	↑ 3.18%	↑ 3.96%