



# OPES COMMERCIAL REAL ESTATE



4311 NE VIVION RD KANSAS CITY, MO 64119

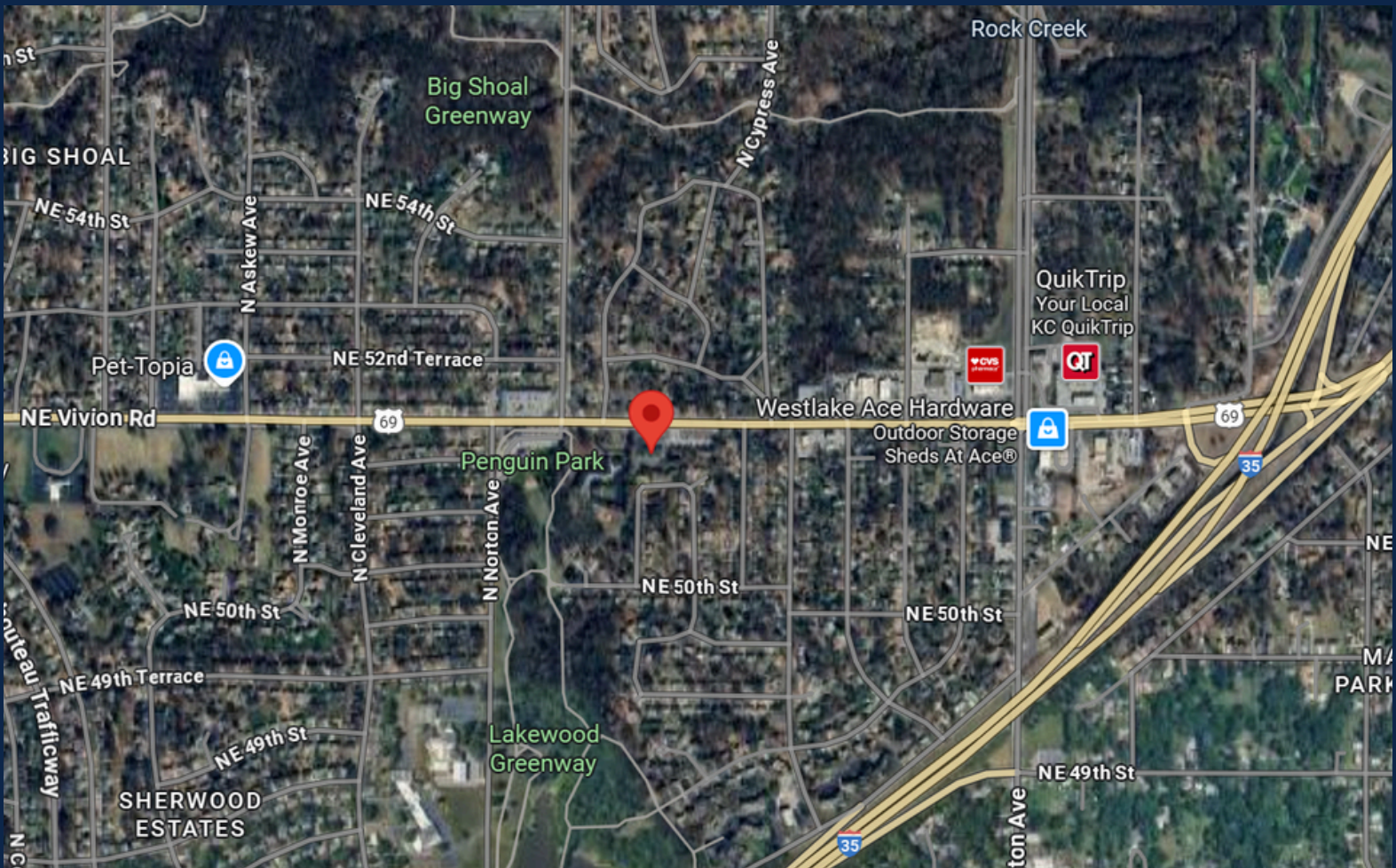
## FOR SALE

### \$1,100,000

Building Size: 7,600 +/- SF  
Land Size: .40 +/- Acres (17,424 SF)

Victor Brancato | Vice President  
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\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*



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## PROPERTY FEATURES:

- Excellent Retail/Office Opportunity
- First Time on the Market
- 1,300+/- SF of Office on the Second Floor with Bathroom and Conference Room
- 7,600+/- SF Unfinished Basement
- Frontage on NE Vivion Road with Better Than 15,000 Cars Per Day
- Building is Fully Sprinklered with Wet System
- Zoning B1-1
- 43 Parking Spaces

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**RETAIL/OFFICE SPACE AVAILABLE**

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