



FOR SALE



**3042 Benton Boulevard
Kansas City, Missouri 64128**

\$225,000.00

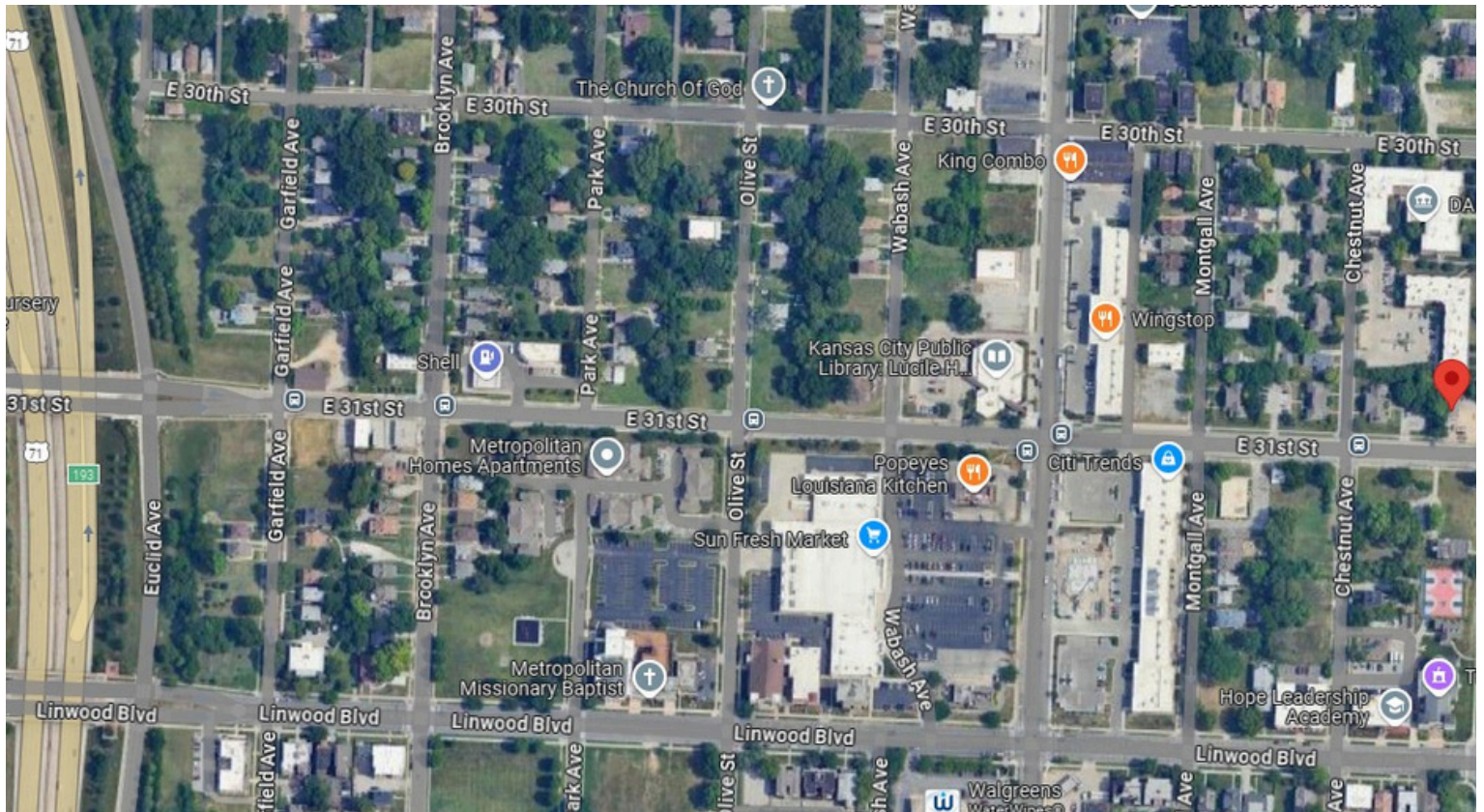
Immediate Availability

Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

Nate Prather
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OPES COMMERCIAL REAL ESTATE
1804 SWIFT STREET
NORTH KANSAS CITY, MO 64116
WWW.OPESCRE.COM

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PROPERTY INFORMATION

- **Automotive Repair Building for Sale**
- **Property Size is .19 +/- Acres or 8,276.4 +/- SF**
- **Auto Service Building with 1,161 +/- SF**
- **Two (2) 10' x 12 Drive Doors with Fully Functioning in Ground Lifts**
- **Small Reception Area, Two (2) Restrooms**
- **Excellent Access from 31st Street with More Than 11,200 Cars Per Day**
- **\$18.5 Million Spent on Auto Maintenance and Repair in a Two (2) Mile Radius in 2024**
- **B3-2 Zoning**

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