

Highly Visible Retail Center for Sale

1260-1274 Merriam Lane, Kansas City, Kansas 66103



For Sale: \$2,450,000



Investment Summary:

- 28,088 SF building on 4.02 Acres
- Investor or Owner-User opportunity
- 74% occupied with 7,368+/- SF end cap space available
- NNN leases in place
- 4/1,000 SF Parking Ratio
- Pad site on the corner of Merriam Lane and Roe Lane available for future development

Opes Commercial Real Estate

Office: (816) 384-2900

1804 Swift St. Ste. 101 North Kansas City, MO 64116

For More Information:

Joanna Cuda | Office: (816) 541-2380

joanna@opescre.com

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Property Highlights:

- Over \$260,000 in recent capital improvements
 - New roof and façade
 - New retaining wall
 - Parking lot repairs and new lighting
 - New garage door
- Strategically located with close proximity to 69 Highway and I-35, a 10-minute drive to downtown Kansas City, Missouri, and a 15-minute drive to Overland Park, Kansas

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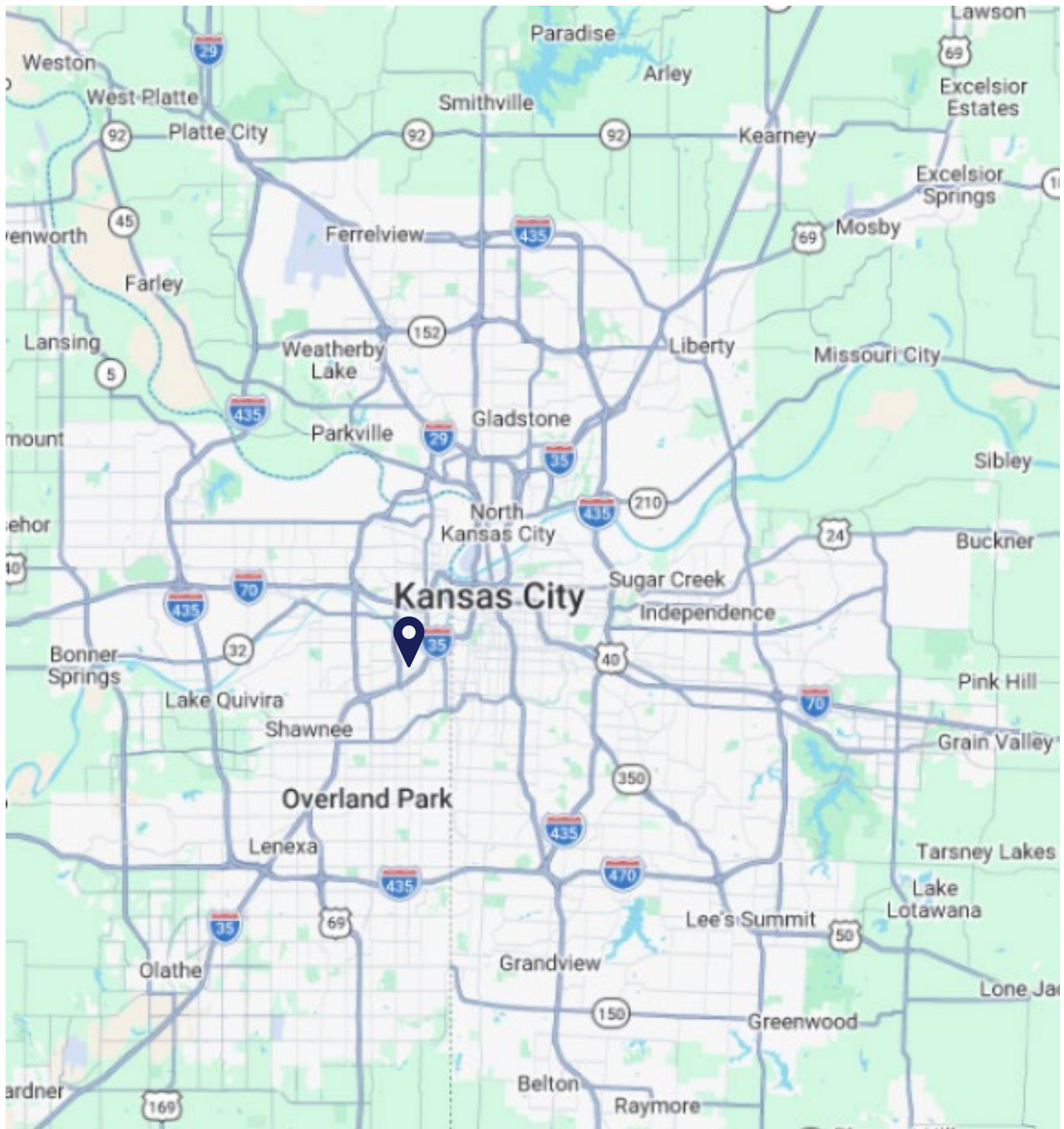
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