



## Convenient Highway Access

- ±8,500 SF Building On a ±0.52 Acre Lot
- Dock High and Drive-in Loading
- Excellent Owner/User Opportunity
- Call For Pricing

## For more information:

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Michael R. Block, CPM

816.932.5549

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Building Specifications

Building Size:	±8,500 SF
Lot Size:	±0.52 Acre
Year Built:	1960
Loading:	1 Dock, 1 Van-high and 1 Drive-in
Roof:	Replaced around 2015
Clear Height:	10' - 14'
2021 Taxes:	\$0.61 PSF
Parcel No:	14-830-09-54-00-0-00-000
Legal Description:	SEC 32 TWP 50 RNG 32 PT OF SW 1/4 DAF: BEG 190' N OF & 112' W OF SE COR SE SW 1/4 TRU POB TH W 20' MOL TH NWLY 235' TH CURV TO R 135' MOL TO NELY ROW HWY 24 TH SELY ALG ROW 402.43' TH NLY 85' TO POB

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Aerial



9234 E Winner Road

Independence, Missouri 64053

For Sale

Exterior Photos



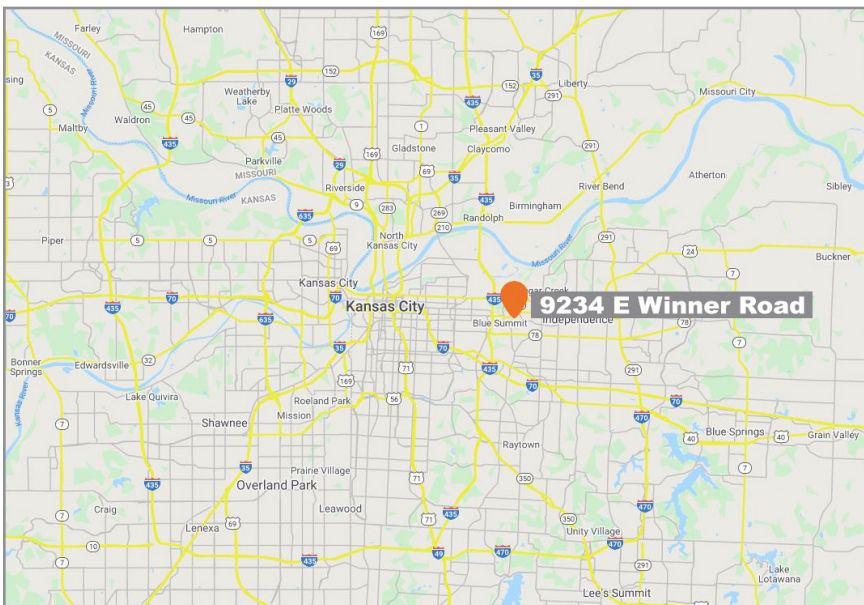
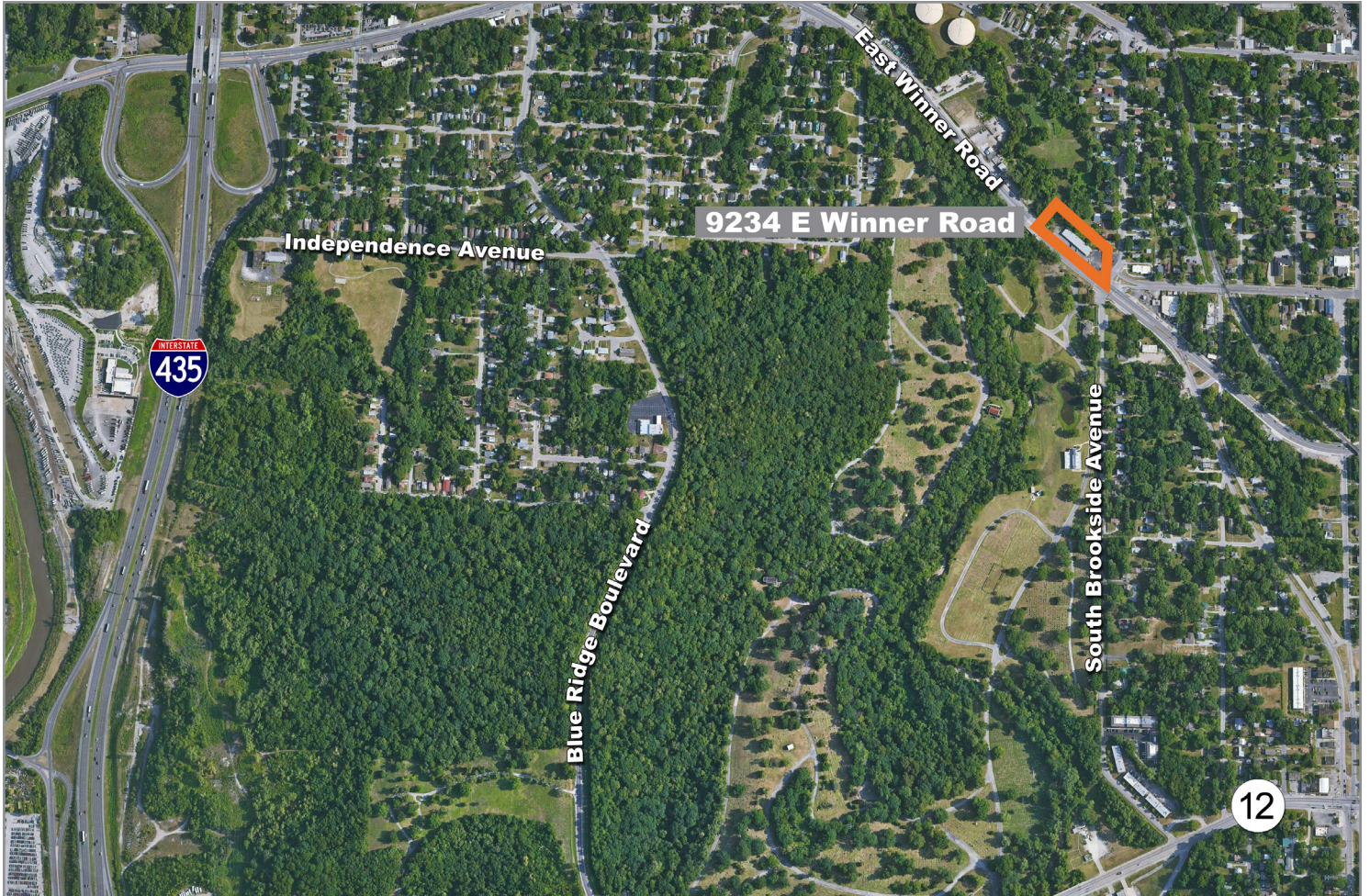
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