

## Highway Visibility to Over 75K Cars Per Day



### Located at Red Bridge & Hickman Mills Drive

- Investment or Owner User Opportunity
- Two 1,000 SF units available for lease immediately
- Garage at back of the property
- Tenants include State Beauty and Del's Appliances

### For more information:

Kim Bartalos, CLS  
816.412.8466  
kbartalos@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

Square Feet Available:	9,120
Land Area:	0.86 acres
Zoning:	B3-2
Year Built:	1960
2023 Taxes:	\$14,500
HVAC:	All new AC units
Roof Replacement:	Approx. 2019

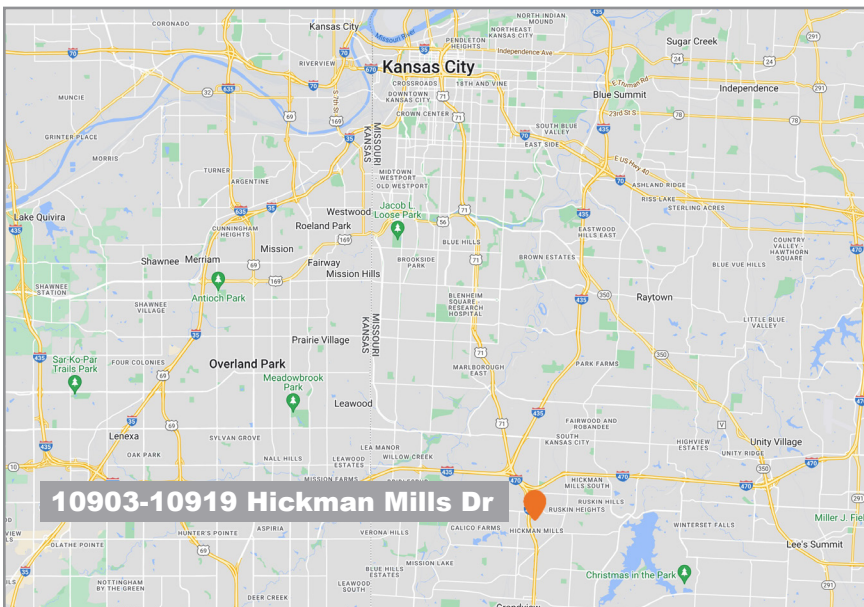
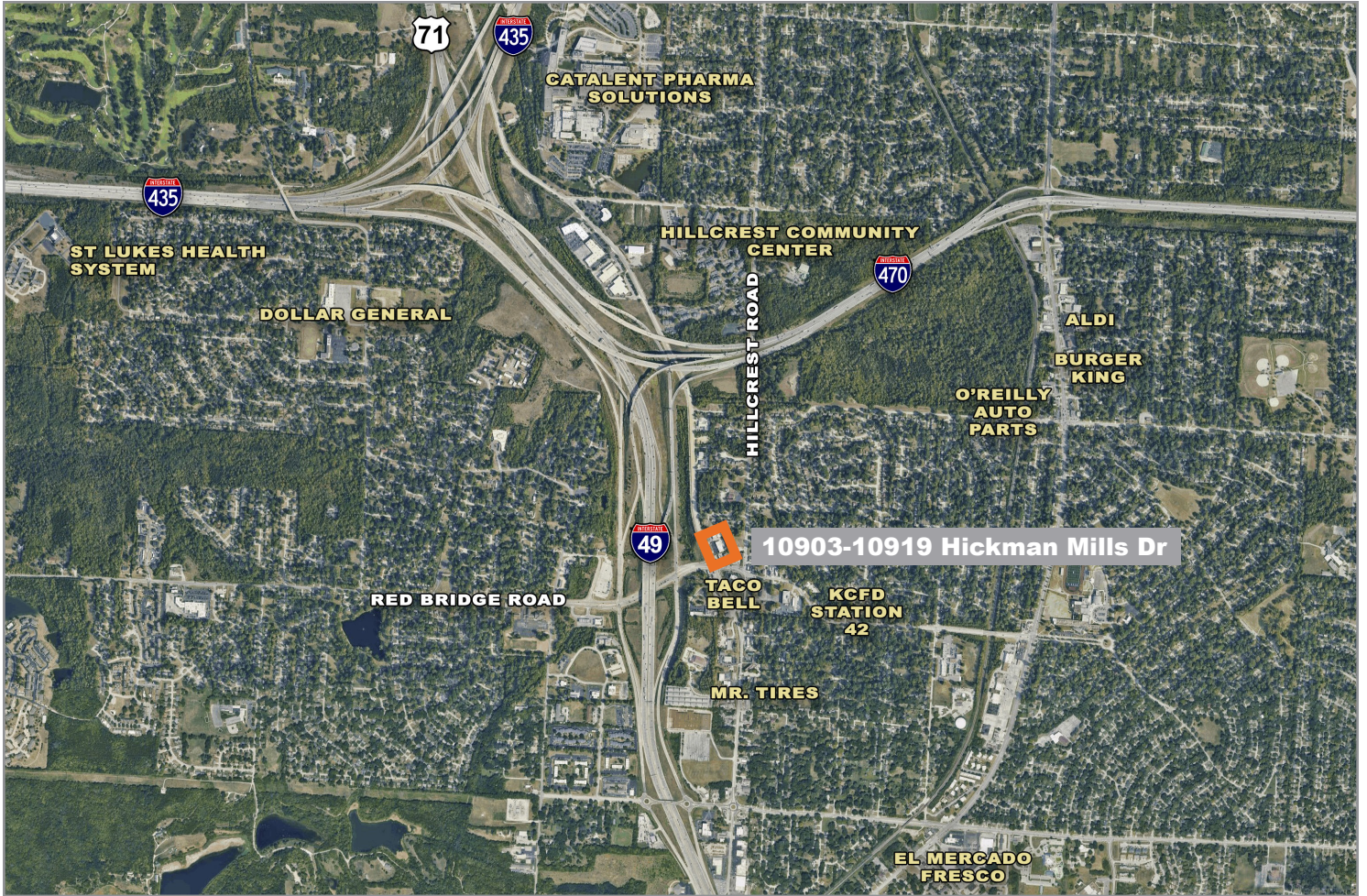
For more information:

Kim Bartalos, CLS  
816.412.8466  
kbartalos@blockllc.com

# 10903-10919 Hickman Mills Drive

Kansas City, Missouri

# For Sale



For more information:

Kim Bartalos, CLS

816.412.8466

[kbartalos@blockllc.com](mailto:kbartalos@blockllc.com)

4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC