

11507 E 23rd St S

Independence, MO 64052

For Sale/Lease



### Excellent Location!

- ±4,084 SF Building On a ±0.45 Acre Lot
- Ample Parking and Drive-Through Window
- High-Traffic Street with Signage Opportunity
- Versatile Space for Multiple Uses

### For more information:

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Building Specifications

Total Building Size: ±4,084

Lot Size: ±0.45

Year Built: 1972

Construction Type: Steel

Parking: 8.40/1,000 SF (21 Spaces)

Neighboring Users: Burger King, Sonic, ArchWell Health, and More!

Zoning: C-2

Real Estate Taxes (2024): \$9,835.88 (\$2.41 PSF)

Parcel ID: 26-430-04-23-00-0-00-000

Legal Description: ENGLEWOOD PARK LOT 57 & S 1/2 LOT 72

Interior Photos





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Exterior Photos

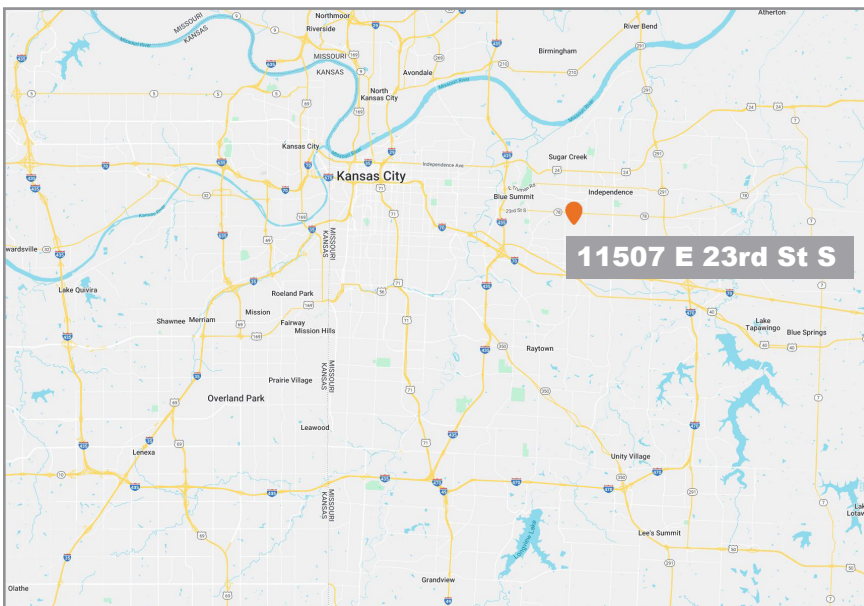
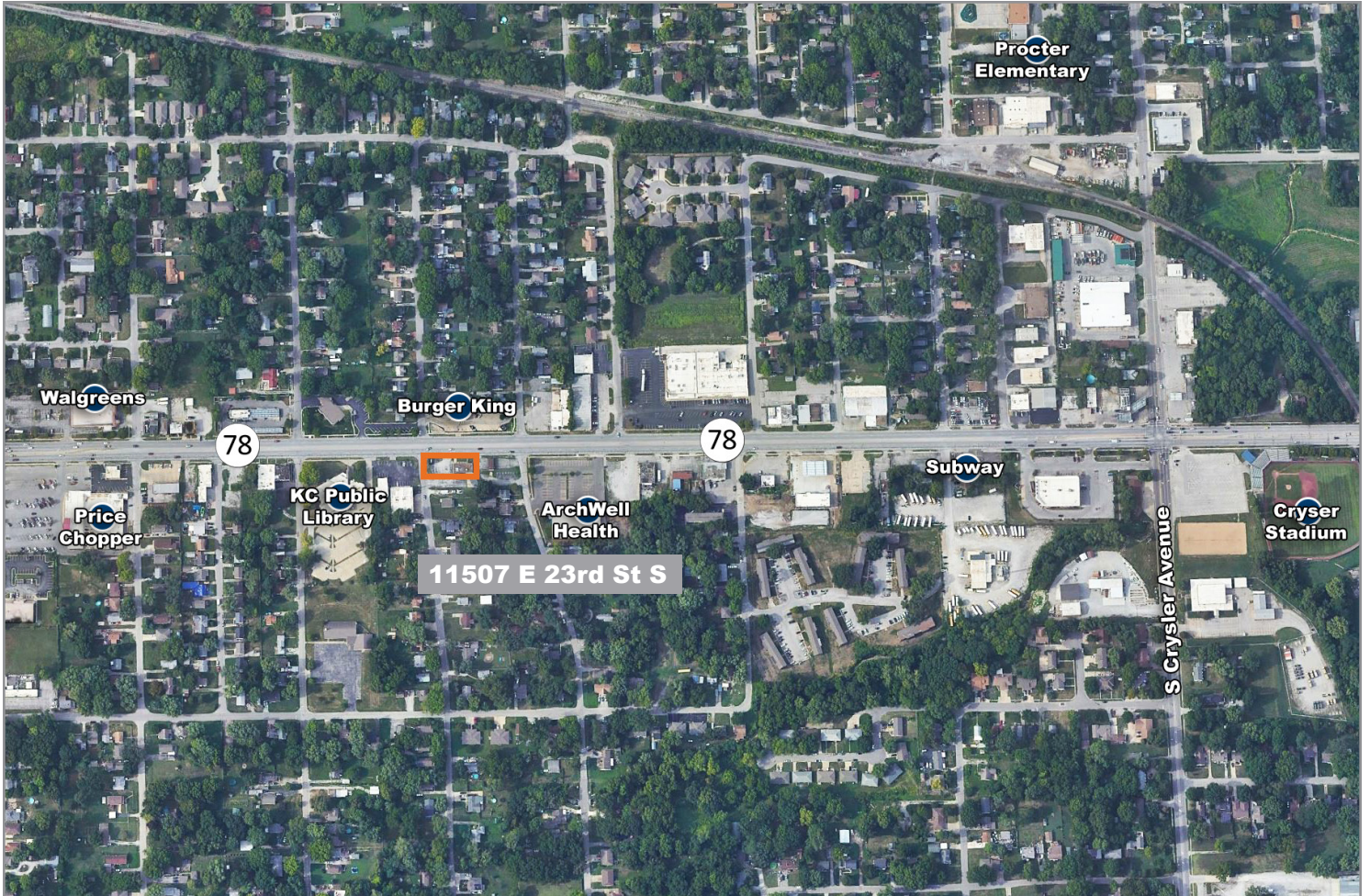




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