

105-109 North Scott Avenue

Belton, MO 64012

For Sale



Excellent Location!

- Two Building Portfolio
- ±9,530 Total SF On a ±0.89 Acre Lot
- Industrial & Retail Spaces
- Excellent Investment/Owner-User Opportunity
- High Visibility on N Scott Avenue

For more information:

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Building Specifications

Total Building Size: ±9,530 SF

Building Count: 2

Lot Size: ±0.89 Acres

Address/Size/Property Type: **105 N Scott Ave:** ±3,600 SF of Retail
109 N Scott Ave: ±5,930 SF of Industrial/Flex

Year Built: 1965 - 1995

Loading: 6 Drive-Ins

Parking Ratio: 2.00/1,000 SF

Existing Users: Liquor and Grocery, Automotive Sales, Home Improvement

Neighboring Users: Cenex Gas Station, Sonic, Las Gorditas, and More!

Zoning: C-2

Real Estate Taxes (2024): \$10,358.39 (\$1.09 PSF)

Parcel ID: 05-01-11-400-001-080.000

Legal Description: BG 296.50'E& 285.65'N SW CR SE SE N294.49' W101.15'

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Property Photos



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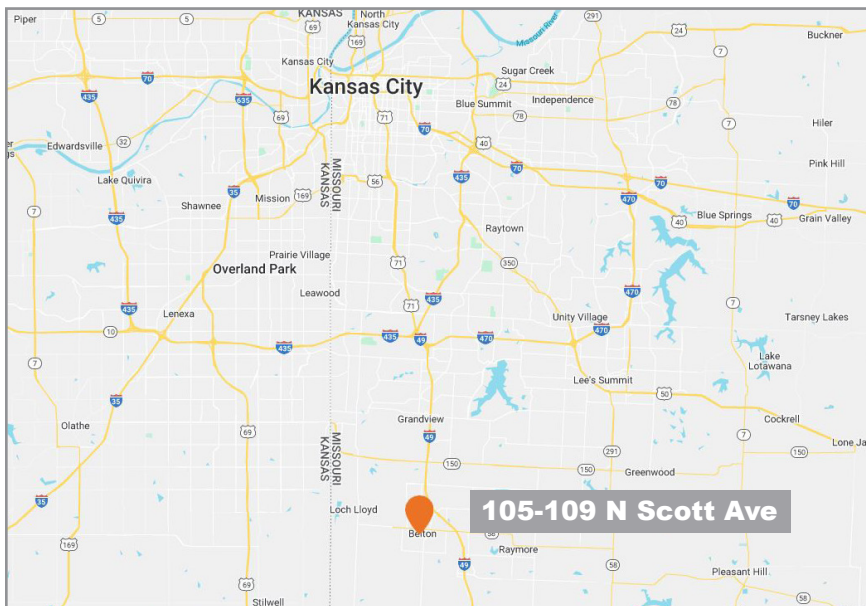
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