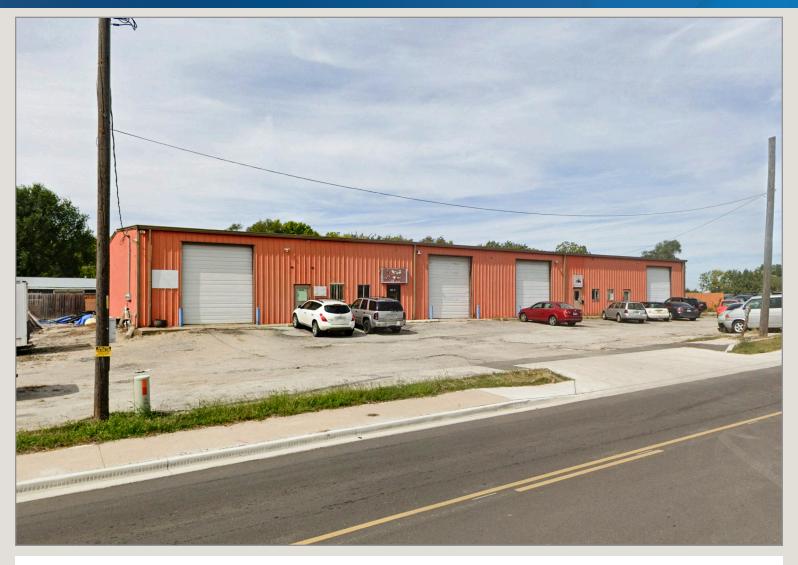
604 North Scott Avenue

Belton, MO 64012





High Visibility Industrial/Flex Building

- ±9,000 SF on a ±0.55 Acre Lot
- 4 Drive-In Doors
- Frontage on N Scott Ave
- Excellent Owner-User/Investment Opportunity

For more information:

Christian Wead 816.412.8472 cwead@blockllc.com

Blaise Gunnerson 816.878.6314 bgunnerson@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.



604 North Scott Avenue

Belton, MO 64012



Building Specifications

Building Size: ±9,000

Lot Size: ± 0.55

Year Built: 1983

Loading: 4 Drive-Ins

Construction Type: Steel

Parking: 1.42/1,000 SF (12 Spaces)

Zoning: C-2

Frontage: 196' on N Scott Ave

Existing Users: Auto Repair Shop, Automotive Part Distributor

Neighboring Users: Belton Plaza, Roadside Bar & Grill, and More!

Real Estate Taxes

(2024):

\$6,669.57 (\$0.74 PSF)

Parcel ID: 05-01-11-100-003-021.001

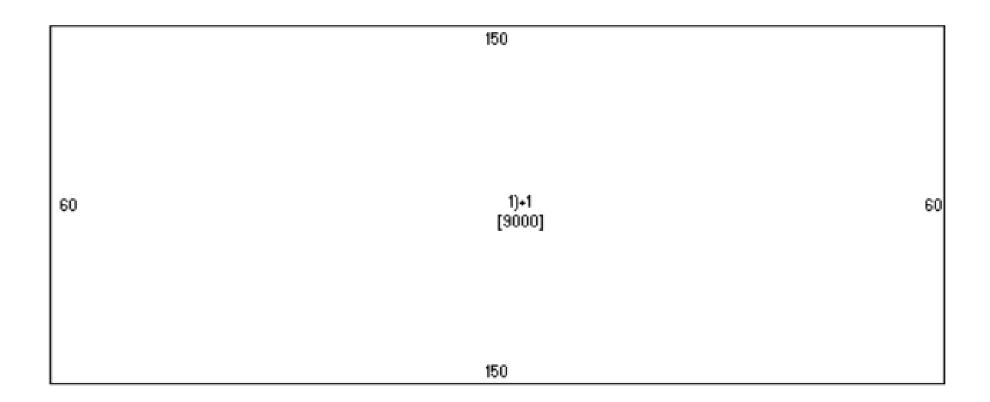
Legal Description: KINGSLAND LOT 7 TRACT 1

604 North Scott Avenue

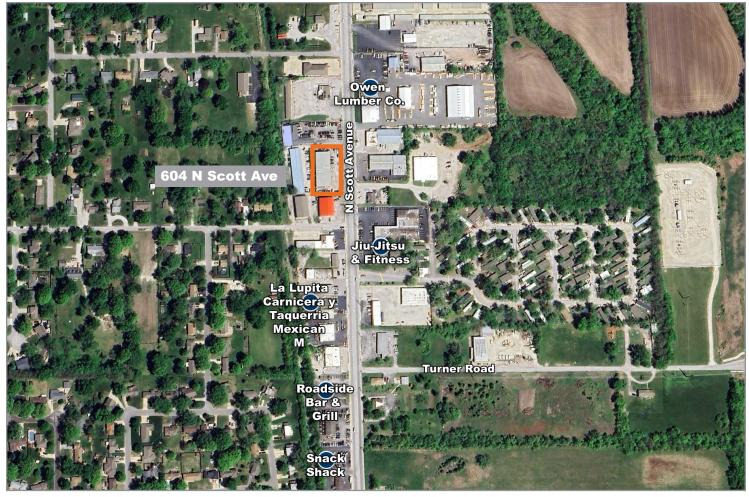
Belton, MO 64012



Floor Plan









For more information:

Christian Wead 816.412.8472 cwead@blockllc.com

Blaise Gunnerson 816.878.6314 bgunnerson@blockllc.com

