



High Visibility Industrial/Flex Building

- 9,000± SF on a 0.55± Acre Lot
- 4 Separate Bays
- 14'-17' Clear Height
- 4 Drive-In Doors
- Frontage on N Scott Ave
- Excellent Owner-User/Investment Opportunity

For more information:

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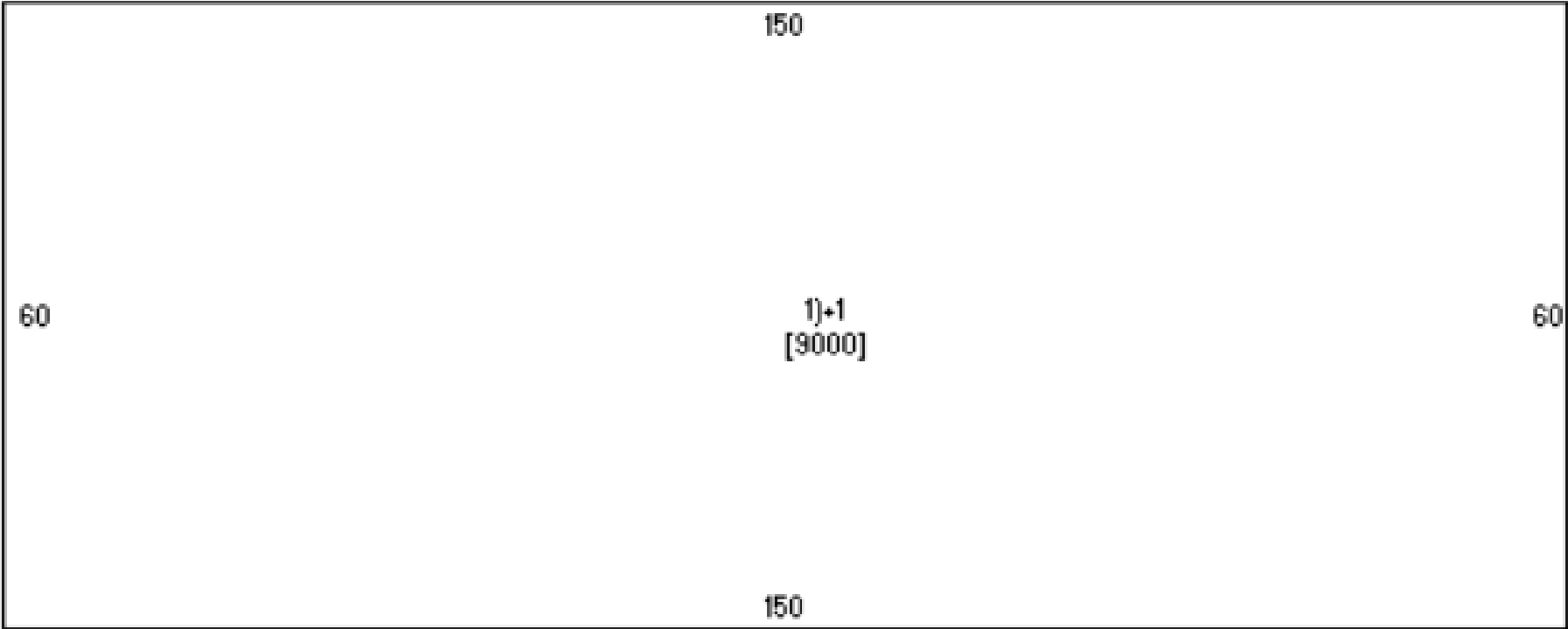
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Building Specifications

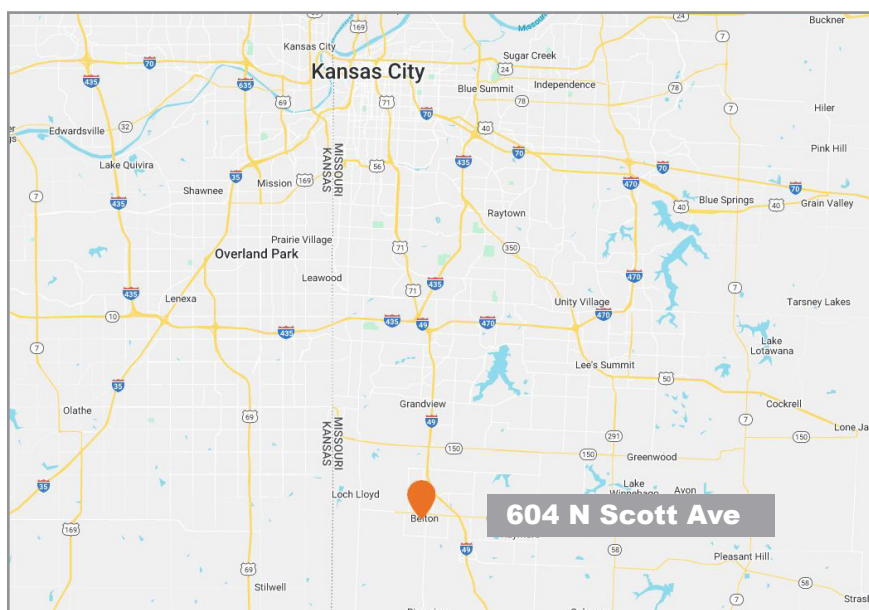
Building Size:	9,000±
Lot Size:	0.55±
Year Built:	1983
Loading:	4 Drive-Ins (12'X14'±)
Clear Height:	14'-17'
Construction Type:	Steel
Parking:	1.42/1,000 SF (12 Spaces)
Zoning:	C-2
Frontage:	196' on N Scott Ave
Utilities:	Gas and electric separately metered, water is shared
Existing Users:	Auto Repair Shop, Automotive Part Distributor
Neighboring Users:	Belton Plaza, Roadside Bar & Grill, and More!
Real Estate Taxes (2024):	\$7,033.49 (\$0.78 PSF)
Parcel ID:	05-01-11-100-003-021.001
Legal Description:	KINGSLAND LOT 7 TRACT 1

Floor Plan



Belton, MO 64012

An aerial photograph of a suburban area. A grey label '604 N Scott Ave' points to a building with an orange roof. Other labels include 'Owen Lumber Co.' at the top, 'Jiu-Jitsu & Fitness' in the center, 'La Lupita Carnicera y Taqueria Mexican M' to the left of the center, 'Turner Road' at the bottom, 'Roadside Bar & Grill' at the bottom left, and 'Snack Shack' at the bottom left. The map shows a mix of residential houses, commercial buildings, parking lots, and green spaces.



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