

Excellent Location!

- +/-9,090 SF on +/-0.36 Acres
- Strong Visibility & Access Along Wornall Road
- Rare Owner-Occupant Opportunity In Waldo
- Billboard Lease Through 5/31/2033
- Call For Pricing!

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@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

Building Size:	+/- 9,090 SF
Lot Size:	+/- 0.36 AC
Year Built:	1963
Tenancy:	Single or Multi
Occupancy:	Vacant at Closing, Currently Leased to KC P.A.W.S.
Taxes (2025):	\$13,364.72 (\$1.47 PSF)
Zoning:	B3-2
Billboard:	Additional Income Via Billboard Lease Through 5/31/2033
Parking:	Striped Spaces Available to North and West of Property

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

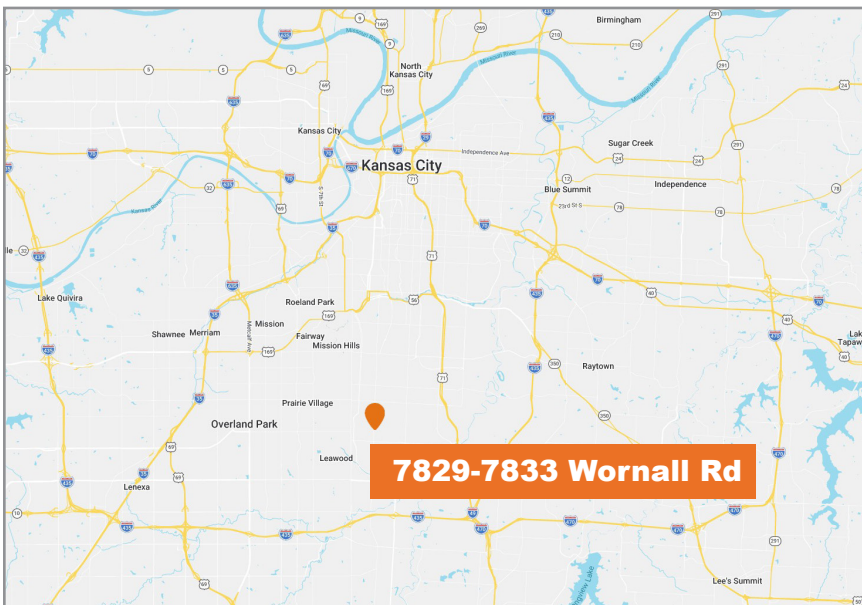
7829-7833 Wornall Road

Kansas City, Missouri 64114

For Sale



7829-7833 Wornall Rd



7829-7833 Wornall Rd

For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com