

HIDDEN CREEK

E 42ND ST & S HOCKER DR, INDEPENDENCE, MO 64055



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- » 4 Individual Buildings, Perfect for Owner/User
- » Visibility to I-70 and Near Noland Rd
- » Great Parking; Plentiful Window Views
- » Possible Company Headquarters, Sales, Distribution
- » Recent Updates to the Exterior; Nice Finishes

FOR SALE

\$188,000-\$365,000
(Only \$45.00/SF)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	10,850	69,022	136,204
Median Household Income	\$31,516	\$37,962	\$41,906

Four-building office complex for sale in eastern Jackson County. Great access from I-70 to Midland Rd. Available for a corporate headquarters or individual building sale.

AREA	GROSS BUILDING AREA	NET RENTABLE AREA	PRICE
14401 E 42nd Street - Building 1	11,400	8,100	\$365,000
14405 E 42nd Street - Building 2	5,991	4,600	\$207,000
4201 S Hocker Drive - Building 3	4,651	4,176	\$188,000
4205 S Hocker Drive - Building 4	4,651	4,176	\$188,000
TOTAL	27,248	21,052	\$948,000

PARKING	STRIPED SPACES
Parking - Building 1 (Approximate)	35
Parking - Building 2,3 4 (Approximate)	43
	78 Spots Total

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PHOTOS

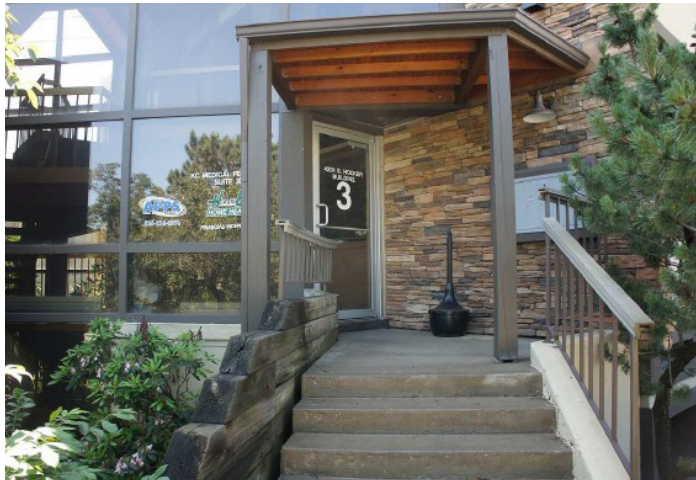
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AERIAL

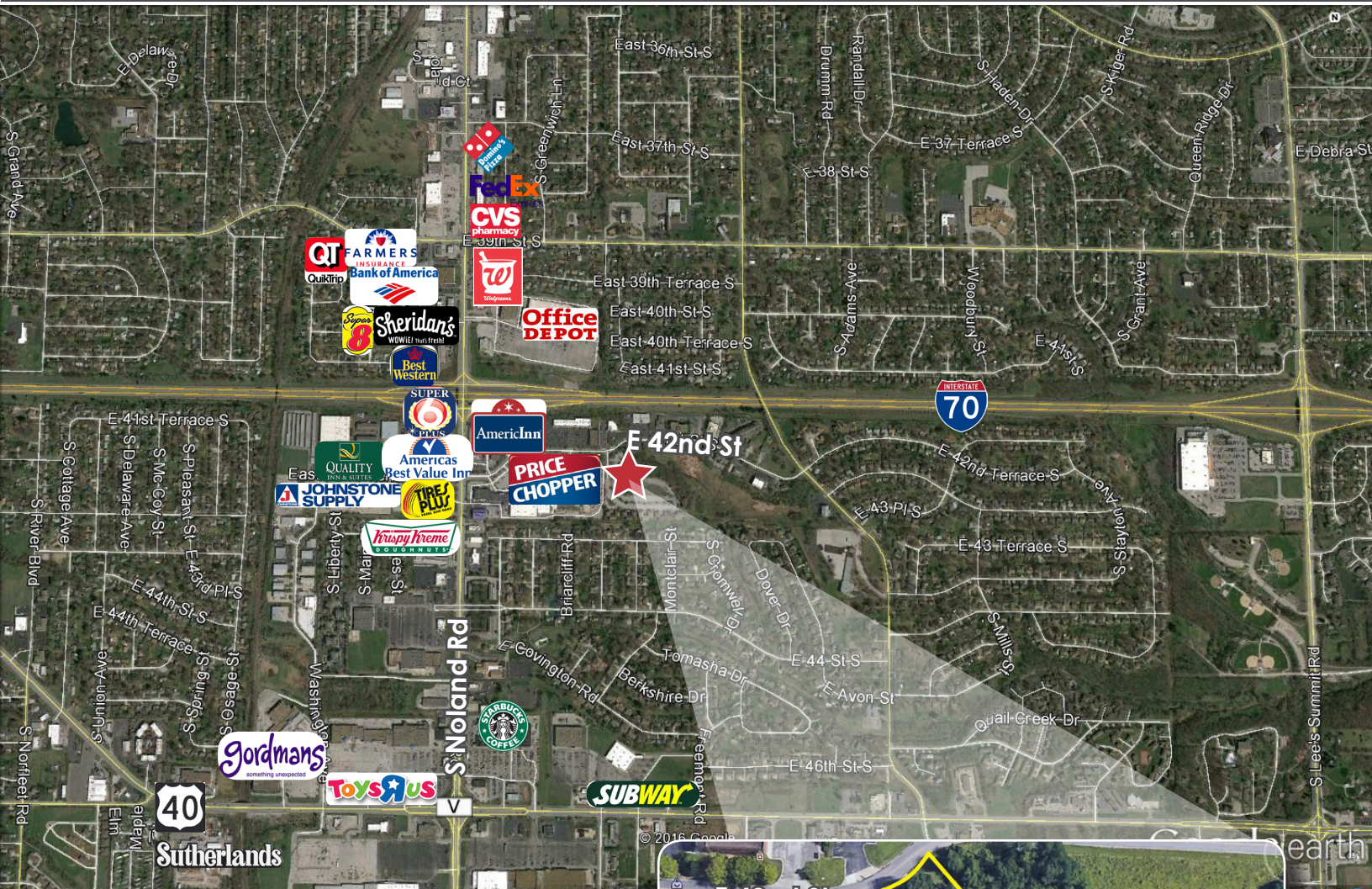
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