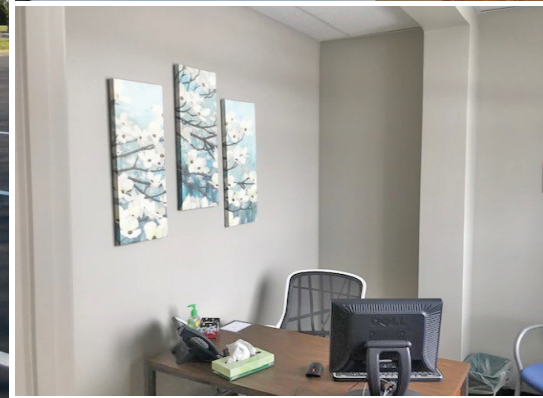


**AGENT BONUS! \***



**HIGHLIGHTS**

- » 13,600 SF Building
- » Great Building for Owner/User
- » New Interior Finishes Available
- » Free Rent Available - Credit Worthy Tenant  
3 Mos for 3 Year Lease, 6 Mos for 5 Year Lease
- » 1,080-9,077 SF Available for Lease
- » Lot Size: 4.71 acres (2 Acre Pad Site Can be Sold Separately or Built On)
- » Zoning: C-2
- » Parking Ratio: 4.56:1

**FOR LEASE OR SALE** \$15 MG or \$1,200,000

**\*Agent Bonus:**  
**\$4,000 for 5 Year Lease (>2,000 SF)**  
**\$2,000 SF for 5 Year Lease (<2,000 SF)**

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2018 POPULATION	2,681	11,023	13,731
2018 MED HOUSEHOLD INCOME	\$45,593	\$47,748	\$51,791

**TRAFFIC COUNTS**

HWY 49	32,160
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**Jim Thome**

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# AERIAL & FLOOR PLANS

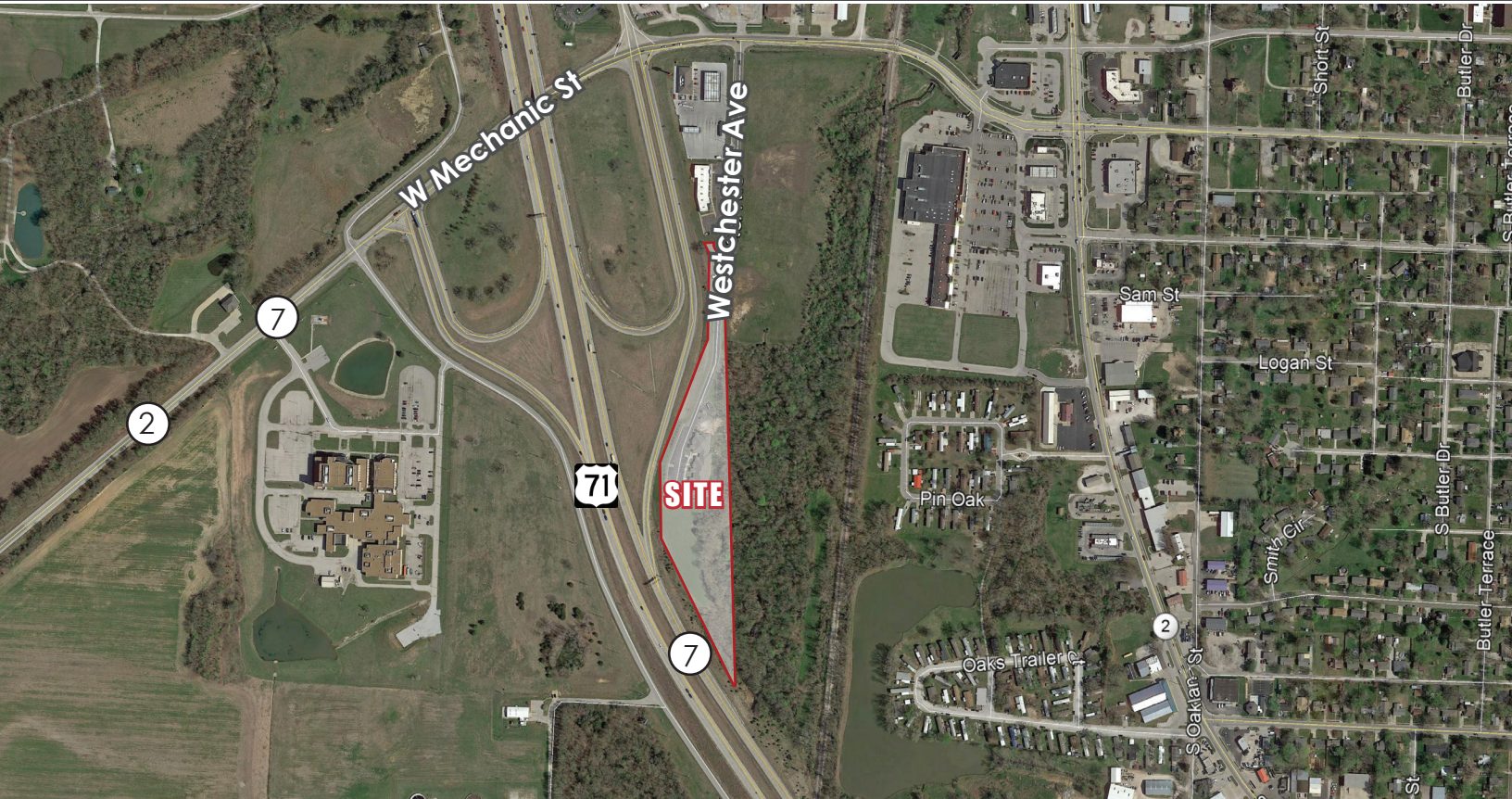
801-817 WESTCHESTER AVE, HARRISONVILLE, MO 64701



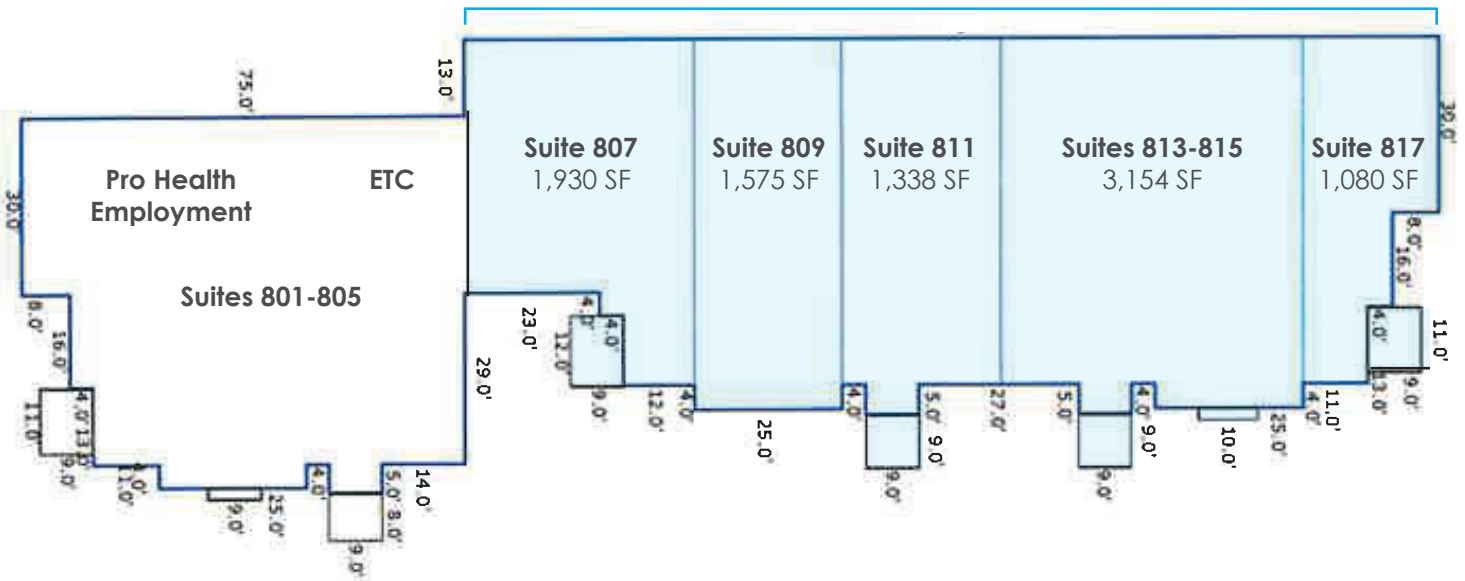
# REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



AVAILABLE



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## Westchester Office Building

### SUMMARY OF SALIENT FACTS AND CONCLUSIONS

#### PROPERTY INFORMATION

<b>Subject Description / Use:</b>	Multi-tenant office
<b>Subject Address:</b>	801 Westchester Ave Harrisonville, Cass County, MO, 64701
<b>Owner:</b>	Community Bank of Raymore
<b>Legal Description:</b>	Lot 2, Westchester Business Park
<b>Site Data</b>	
Site Size:	205,168 SF, or 4.71 acres
Zoning:	C-2
Shape:	Irregular
Visibility:	Good
<b>Building Data</b>	
Building Class:	Class B
Building Area:	13,600 SF GBA / 13,600 SF RA
Year Built:	2003
Condition:	Good to Average
Quality:	Average To Good
Exterior Walls:	Brick, EIFS
Parking Spaces:	62 spaces
Ratio:	4.56 spaces per 1,000 square feet
<b>Brief Property Description:</b>	<p>The subject consists of a multi-tenant office building located at 801 Westchester Avenue in Harrisonville, Cass County, Missouri. More generally, the property is located approximately 2 blocks south of Wall Street and shares its west site boundary with the northbound exit ramp of Interstate 49 (formerly US-71 Highway). The office building was originally constructed in 2003 and contains 13,600 SF configured for multi-tenant occupancy. The improvements are located on a site that consists of 4.71 acres. Approximately 2.71 acres serves the existing improvements, indicating a land to building ratio (LTBR) of 8.68 to 1. The remaining 2.00 acres at the south end of the site is considered excess land.</p>

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# SITE DESCRIPTION

801-817 WESTCHESTER AVE, HARRISONVILLE, MO 64701



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Tax Parcel Map

## Location

The subject is located on the east side of Interstate 49, approximately 0.25 mile south of Mechanic Street, at the terminus of Westchester Avenue in Harrisonville, Missouri. Harrisonville is located on the southern perimeter of the Kansas City metropolitan area and approximately 40 miles south of the Kansas City, Missouri central business district. Harrisonville is the county seat of Cass County. Due to the steady expansion of the Kansas City MSA to the south, the character of Harrisonville is slowly evolving from its historic agricultural focus to that of a bedroom community with most residents commuting outside of Harrisonville for employment.

The primary access route through the city is Interstate 49 (formerly U.S. 71 Highway), a four-lane highway which provides convenient access to the Kansas City metropolitan area. Secondary state highways that intersect the city include Missouri Highways 291, 7, and 2. The city is also served by the Lawrence Smith Memorial Airport (one mile south of the city limits) and the Missouri & Northern Arkansas Railroad. Commercial Street is the major arterial street running north/south while Wall Street (Mechanic Street) is a major east/west arterial street, which becomes Missouri Highway 2 outside of Harrisonville.

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