

824 N SCOTT AVE

BELTON, MO 64012



HIGHLIGHTS

- 6,000 SF Retail/Office/Warehouse Space for Sale on Scott Avenue in Belton
- New Siding, Paint & Office Remodel in 2012
- Current Use: Office & Warehouse
- Previous Use: Retail with Restaurant, Laundromat & Other Retail
- Electricity - 400 Amp Service
- Entire Building is Heated & Air Conditioned with 2 HVAC
- 2 Restrooms, Plumbed for More

FOR SALE

\$430,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 POPULATION	6,705	32,274	69,977
2018 MED HOUSEHOLD INCOME	\$45,948	\$57,164	\$60,483

Jim Thome

Office: 913.548.8700

Fax: 913.981.9082

Email: jimthome@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2018

PHOTOS

824 NORTH SCOTT AVENUE, BELTON, MO 64012



Jim Thome

Office: 913.548.8700

Fax: 913.981.9082

Email: jjimthome@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2018

FLOOR PLAN

824 NORTH SCOTT AVENUE, BELTON, MO 64012

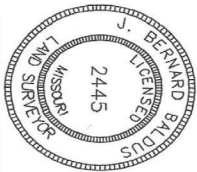
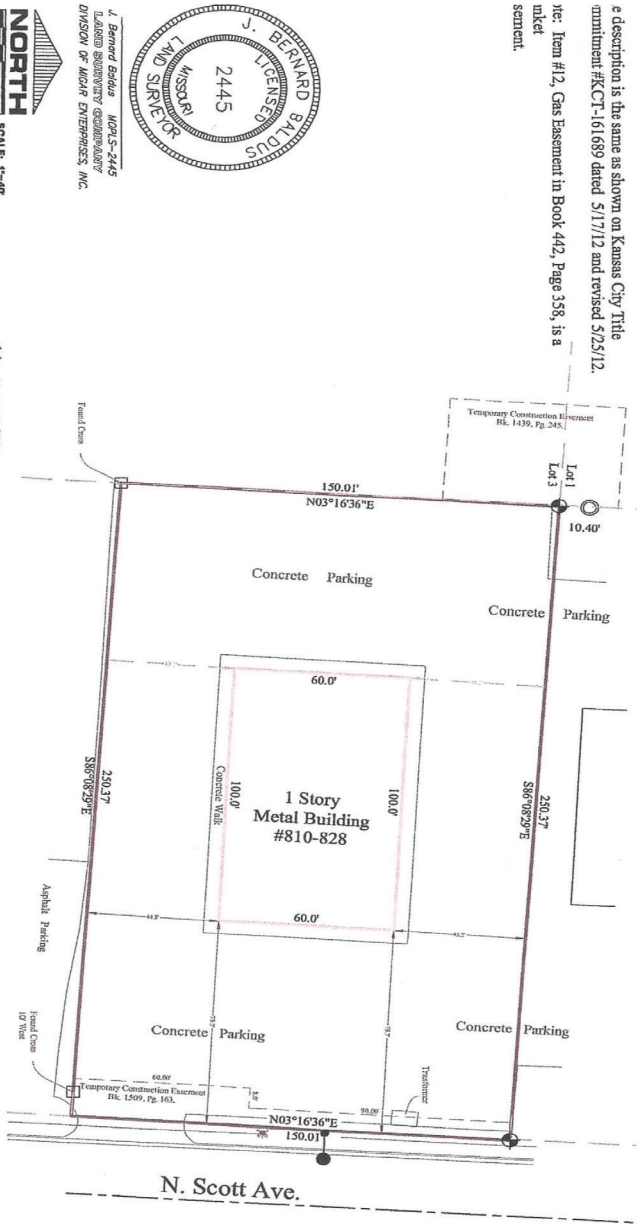


dated by: Bank of Odessa - Dix Wellington
 Property Address: 810-828 N. Scott Ave.
 Belton, MO. 64012

Description: The North 150 feet of the East 250 feet of Lot 3, NCS/LAND, a subdivision in Belton, Cass County, Missouri, according to the recorded Plat thereof, filed in Plat Book 2, at page 1.

Description is the same as shown on Kansas City Title commitment #KCT-161689 dated 5/17/12 and revised 5/25/12.
 Note: Item #12, Gas Easement in Book 442, Page 358, is a market easement.

CERTIFICATE OF SURVEY



J. Bernard Baidus, MORS 5-2445
 LAND SURVEYOR (COMMERCIAL)
 DIVISION OF MOHP ENGINEERS, INC.

SCALE: 1"=40'
 DATE: 6/1/2012

AND SURVEY COMPANY
 Quality since 1939
 P.O. BOX 239 GRANDVIEW, MISSOURI 64030
 PHONE: (816)985-0839 FAX: (816)985-1181

(M) = Measured Distance
 (P) = Pictured Distance
 (F) = Found 1" Pipe (origin unknown unless specified)
 (G) = Found 1/2" BIR (origin unknown unless specified)
 (S) = Set 1/2" BIR MORS # 2445
 Basis of GPS =

I HEREBY CERTIFY that the Conditions of Survey is based on an actual survey made by me or under my direct supervision and that each survey was made in accordance with the laws and regulations of the State of Missouri and that I am duly licensed by the Department of Natural Resources Division of Professional Surveyors. I have not been convicted of any crime involving the practice of surveying and the falsifying of subdivisions to the best of my knowledge, information, belief and conscience.

Jim Thome
 Office: 913.548.8700
 Fax: 913.981.9082
 Email: jimthome@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2018