

# 1132-1136 SW US 40 HWY

BLUE SPRINGS MO 64015



## HIGHLIGHTS

- \$60,000 Price Drop
- Great Investment for an Owner/User--Below Appraised Value
- 3,000 SF on US 40 Hwy; MO-7 & I-70 Access
- Great Space For Medical, Legal, Tax, Financial, or Massage
- 9 Exam Rooms with Sinks
- 2 Offices, Reception Area, Large Waiting Room & Kitchen/Break Room
- 3 Bathrooms

## OFFICE/RETAIL SPACE FOR SALE

\$200,000

## TRAFFIC COUNTS

	Traffic Volume	Year	Distance
6705 & SW 15TH STREET	20,637	2015	0.21 mi
SW 15TH STREET & US HWY 40	5,291	2015	0.12 mi
SW 10TH STREET & SW SUNSET AVE	3,589	2016	0.16 mi
US HWY 40 & SW 15TH STREET	22,444	2015	0.21 mi

### Jim Thome

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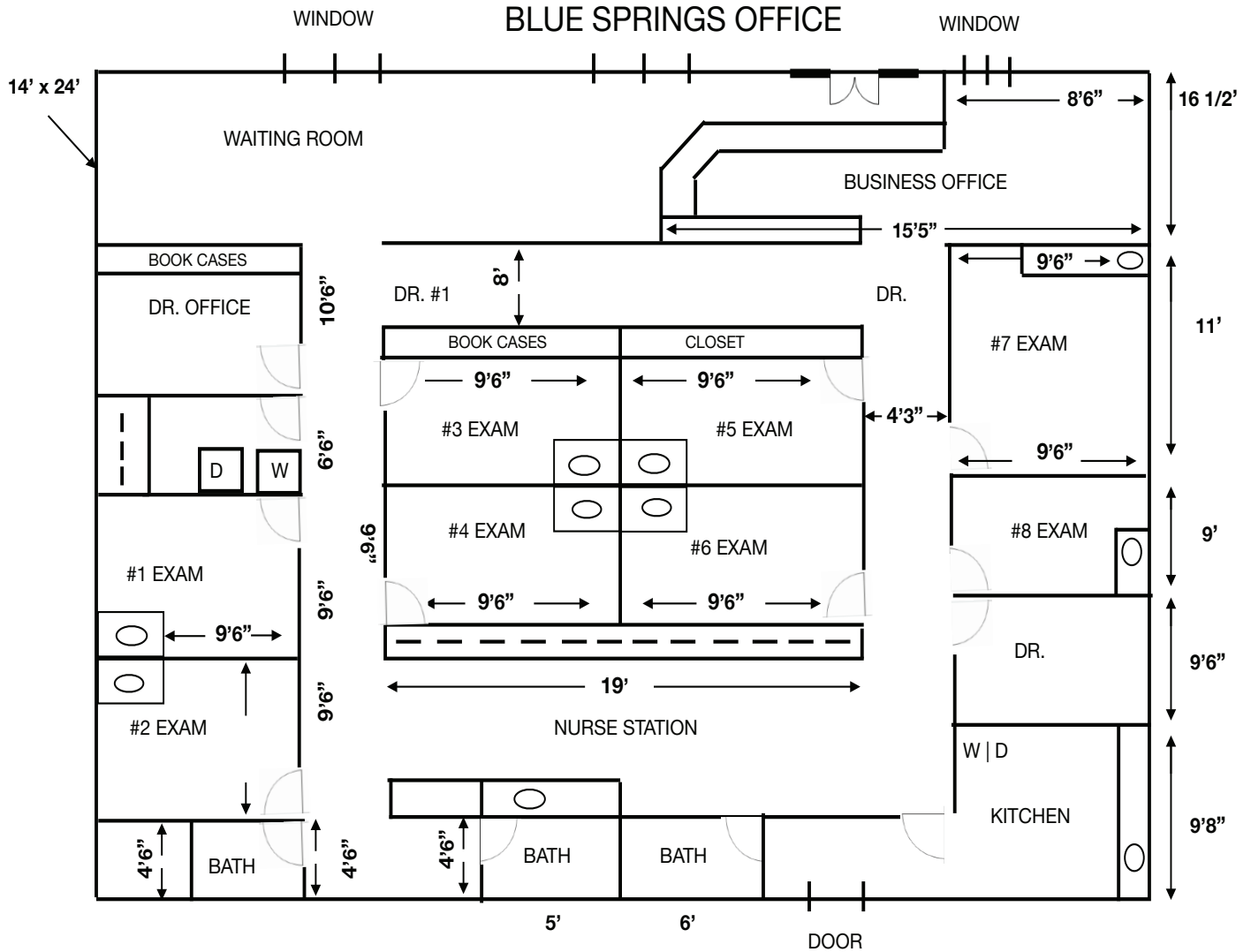
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# FLOORPLAN

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# PHOTOS

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# AERIAL

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