

Independence Commercial Portfolio For Sale



Excellent Location

- Easy access to US 40 Hwy, I-70, & I-435
- Residential structure used as office space with separate apartment/guest house
- Separate building leased as event space (for income)
- 4 acres of Land

For more information:

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9516 E US 40 Hwy & 9403 E 35th St. S

Parcel ID:	32-210-01-19-00-0-00-000 and 32-210-01-16-00-0-00-000
Building Size:	2,054 SF
Land:	95,518 SF
Parking:	2 car garage and parking in driveway
Year Built:	1940 with 2015 remodeled/addition and new guest house/apartment
Zoning:	Commercial
Real Estate Taxes:	\$2,394 (2018)
Photos Link:	https://photos.app.goo.gl/EyKqbxN9ihbhoBzVA

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9604 E US 40 Hwy

Parcel ID:	32-210-01-20-00-0-00-000
Office Size:	1,200 SF
Land:	76,824 ± SF; 1.76 acres
Parking:	10
Year Built:	2015
Zoning:	Commercial
Real Estate Taxes:	\$8,365 (2018)
Lease Rate:	\$2,250 monthly

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9604 E US 40 Hwy

Property Report for 32-210-01-20-00-0-00-000

PROPERTY PHOTO



STREET MAP



AERIAL PHOTO



Parcel ID: 32-210-01-20-00-0-00-000
Parcel Address: 9604 E US 40 HWY
 INDEPENDENCE
 MO 64052

Complex Name: N/A

Mortgage Holder Information: N/A

Property Characteristics:
 Year Built: N/A
 Approx. Bldg. Area: N/A sq. ft.
 Neighborhood Tax Code: 9801
 Approx. Area (Sq Ft): 76,824.54 sq. ft.
 Approx. Area (Acres): 1.76 acres

Property Class (PCA Code): N/A

Land Use Type: 2235 - Miscellaneous Service

Tax Code Area:
 Code: N/A
 City: N/A
 Fire: N/A
 Library: N/A
 School: N/A
 Water: N/A

Assessment Information:
 Tax Year: 2018
 Land Value:
 Agricultural: N/A
 Residential: N/A
 Commercial: \$60,840
 Improvements Value:
 Agricultural: N/A
 Residential: N/A
 Commercial: \$211,300
 Total Market Value: \$272,140
 Total Assessed Value: \$87,085
 Total Taxable Value: \$87,085

Exemptions and Abatements: No exemptions or abatements.

Community Improvement Dist: Property is not in a CID for which Jackson County collects a tax or assessment.

TIF Information: Property is not in a TIF Plan area or TIF Project area known to Jackson County.

ELECTED OFFICIALS

Jackson County

County Executive:

Frank White Jr. (D)

Individual Legislator:

Charlie Franklin (D) - District 3

At-Large Legislator:

Jalen Anderson (D) - District 1

State of Missouri

Representative:

Brandon Ellington (D) - District 22

Senator:

John Rizzo (D) - District 11

Governor:

Michael L Parson (R)

United States

Representative:

Emanuel Cleaver II (D) - District 5

Senator:

Roy Blunt (R)

Senator:

Claire McCaskill (D)



PROPERTY PHOTO



32-210-01-19-00-0-00-000 06/23/2005

STREET MAP



AERIAL PHOTO



9516 East US 40 Hwy

Property Report for 32-210-01-19-00-0-00-000

Parcel ID:	32-210-01-19-00-0-00-000
Parcel Address:	9516 E US 40 HWY INDEPENDENCE MO 64052
Complex Name:	N/A
Mortgage Holder Information:	N/A
Property Characteristics:	Year Built: 1945 Approx. Bldg. Area: 2054 sq. ft. Neighborhood Tax Code: 6380 Approx. Area (Sq Ft): 58,429.48 sq. ft. Approx. Area (Acres): 1.34 acres
Property Class (PCA Code):	N/A
Land Use Type:	1110 - Single Family Residence
Tax Code Area:	Code: City: N/A Fire: N/A Library: N/A School: N/A Water: N/A
Assessment Information:	Tax Year: 2018 Land Value: Agricultural: N/A Residential: \$19,844 Commercial: N/A Improvements Value: Agricultural: N/A Residential: \$114,396 Commercial: N/A Total Market Value: \$134,240 Total Assessed Value: \$25,505 Total Taxable Value: \$25,506
Exemptions and Abatements:	No exemptions or abatements.
Community Improvement Dist:	Property is not in a CID for which Jackson County collects a tax or assessment.
TIF Information:	Property is not in a TIF Plan area or TIF Project area known to Jackson County.



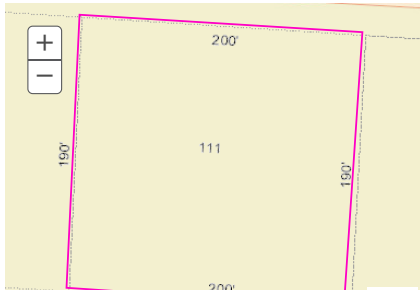
9403 E 35th Street South

Property Report for 32-210-01-16-00-0-00-000

PROPERTY PHOTO



STREET MAP



AERIAL PHOTO



Parcel ID: 32-210-01-16-00-0-00-000
Parcel Address: 9403 E 35TH ST S
 INDEPENDENCE
 MO 64052

Complex Name: N/A

Mortgage Holder Information: N/A

Property Characteristics:
 Year Built: N/A
 Approx. Bldg. Area: N/A sq. ft.
 Neighborhood Tax Code: 6380
 Approx. Area (Sq Ft): 37,510.53 sq. ft.
 Approx. Area (Acres): 0.86 acres

Property Class (PCA Code): N/A

Land Use Type: 1101 - Vacant Residential Land

Tax Code Area:
 Code:
 City: N/A
 Fire: N/A
 Library: N/A
 School: N/A
 Water: N/A

Assessment Information:
 Tax Year: 2018
 Land Value:
 Agricultural: N/A
 Residential: \$20,073
 Commercial: N/A
 Improvements Value:
 Agricultural: N/A
 Residential: N/A
 Commercial: N/A
 Total Market Value: \$20,073
 Total Assessed Value: \$3,814
 Total Taxable Value: \$3,814

Exemptions and Abatements: No exemptions or abatements.

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9604 & 9516 E US 40 Hwy/9403 E 35th St.

Independence, Missouri 64052

For Sale

Parcel Map



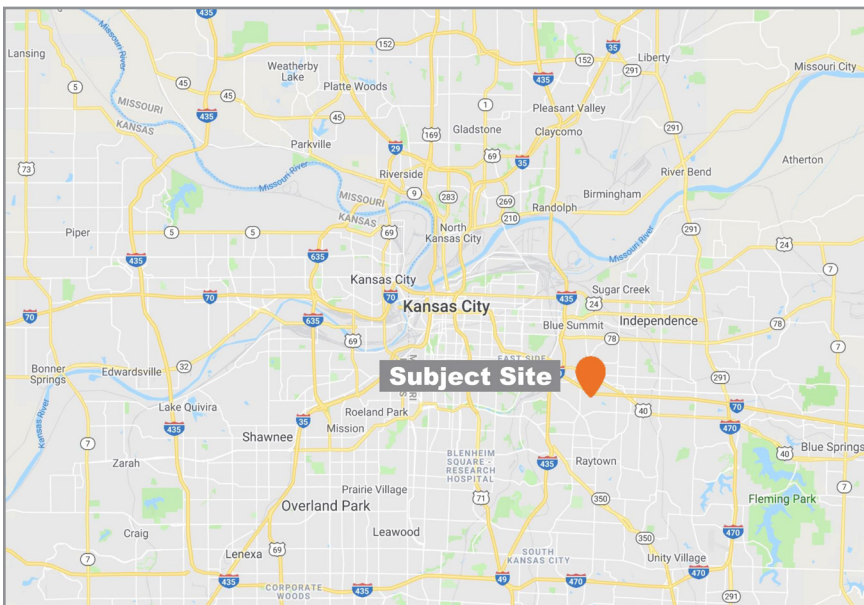
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