

6415 UNIVERSAL AVE

KANSAS CITY, MO 64120



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- 7,600 SF Freestanding Building
- Great Visibility From Front St
- Solar Panels Installed
- Located in Executive Park
- High Traffic Count on Front St 20,000 + Vehicles/Day
- Great Access to I-435
- 45 Surface Spaces Available for Parking
- Lots of Growth Activity in the Area

FOR SALE

\$495,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 POPULATION	773	47,123	154,042
2019 AVG HOUSEHOLD INCOME	\$39,333	\$39,806	\$50,794

Connor Sweeney

Office: 913-945-3730

Mobile: 816-217-7352

Email: csweeney@reececommercial.com

John Sweeney, CCIM

Office: 913-945-3718

Mobile: 913-461-6326

Email: john@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.

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PHOTOS

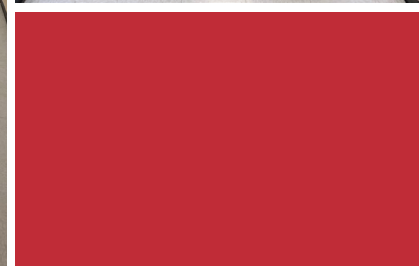
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FLOOR PLANS

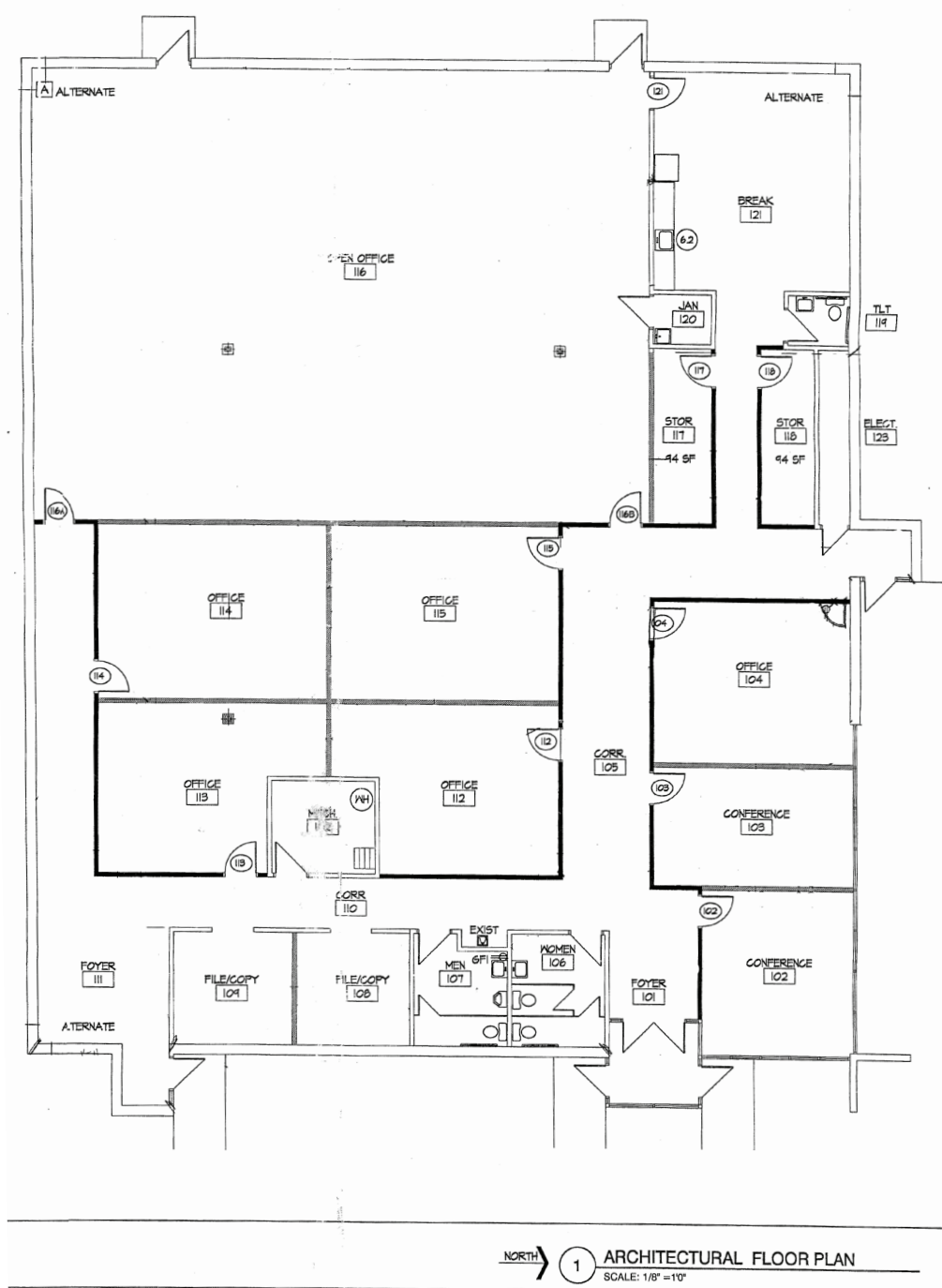
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1 ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 10"

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AERIALS

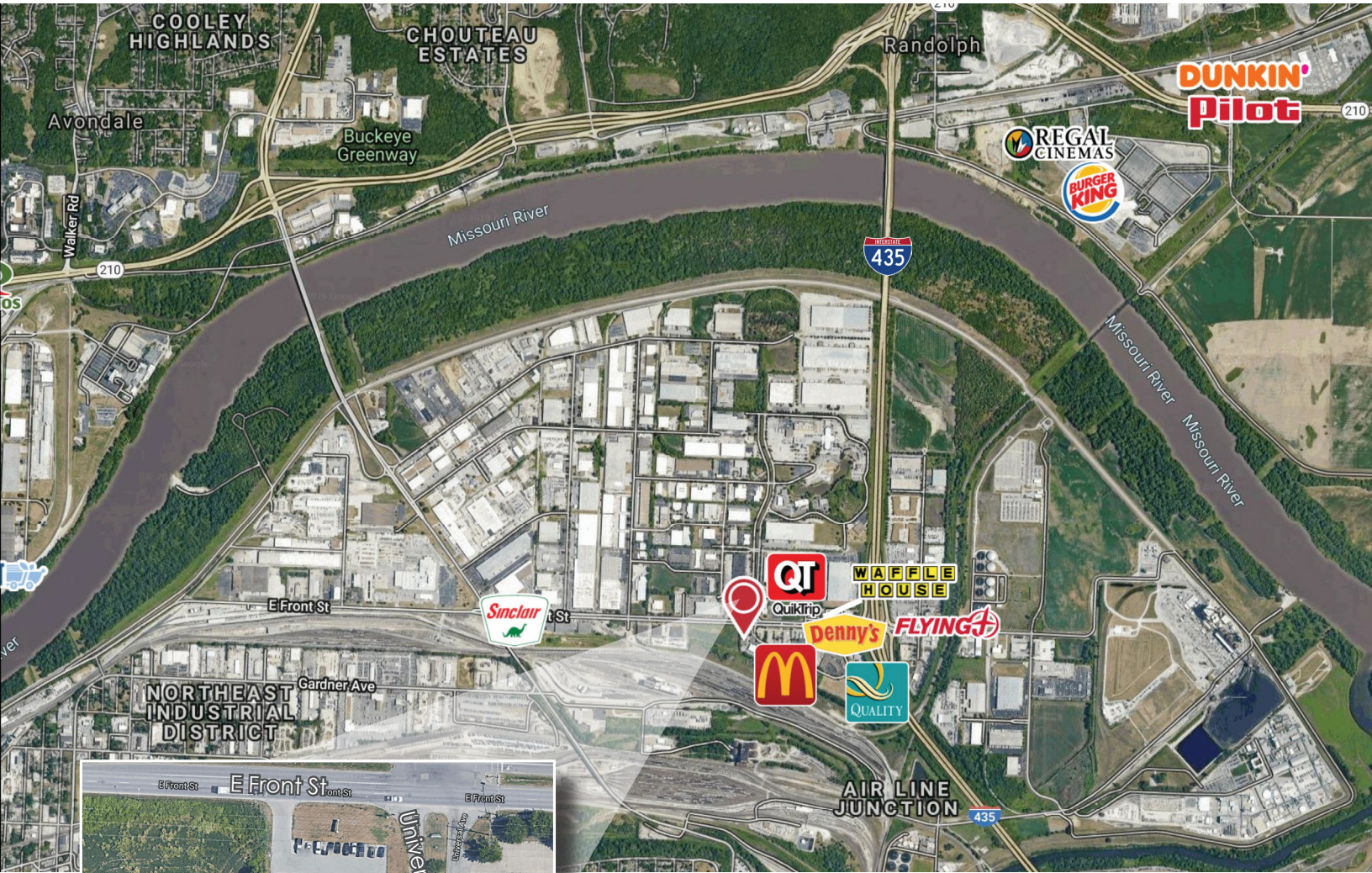
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