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1002 1st St. West, Independence

This 2,250 square foot concrete block building offers exceptional visibility and easy accessibility on one of the busiest streets in town. Situated on a prominent corner lot with C-2 zoning, the property is ideal for a variety of commercial uses. Featuring durable construction and concrete parking, this building is ready for your business to move in or to be customized to suit your needs. Two bays have been opened to form one large area. Seven overhead doors for easy access and workflow. Being this property was a former car wash, the center pits are still in place. Its strategic location near the local school campus, Casey's General Store, Independence Premium Foods, Spahn & Rose Lumber and several other well-established businesses makes it a highly desirable spot for customer traffic and brand exposure.

Deed restriction applies: No portion of the property may be used for operation of a car wash or any business providing for washing, polishing or cleaning of motor vehicles by means of mechanical apparatus or by hand.

List Price
\$139,500

Style
1-Story

Square Footage
2,250

Year Built
1984

Basement
None

Exterior
Block & Metal
Metal Roof

Heating/Cooling
N/Gas Heat
No A/C

Baths
1-Half

Taxes
\$3,448.43 Gross
\$3,448.00 Net

Lot Size
10,611 Sq.Ft.

Zoning
C-2

MLS Number
#20251753



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