



High Visibility Industrial/Flex Building

- 9,000± SF on a 0.55± Acre Lot
- 4 Separate Bays
- 14'-17' Clear Height
- 4 Drive-In Doors
- Frontage on N Scott Ave
- Excellent Owner-User/Investment Opportunity

For more information:

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Building Specifications

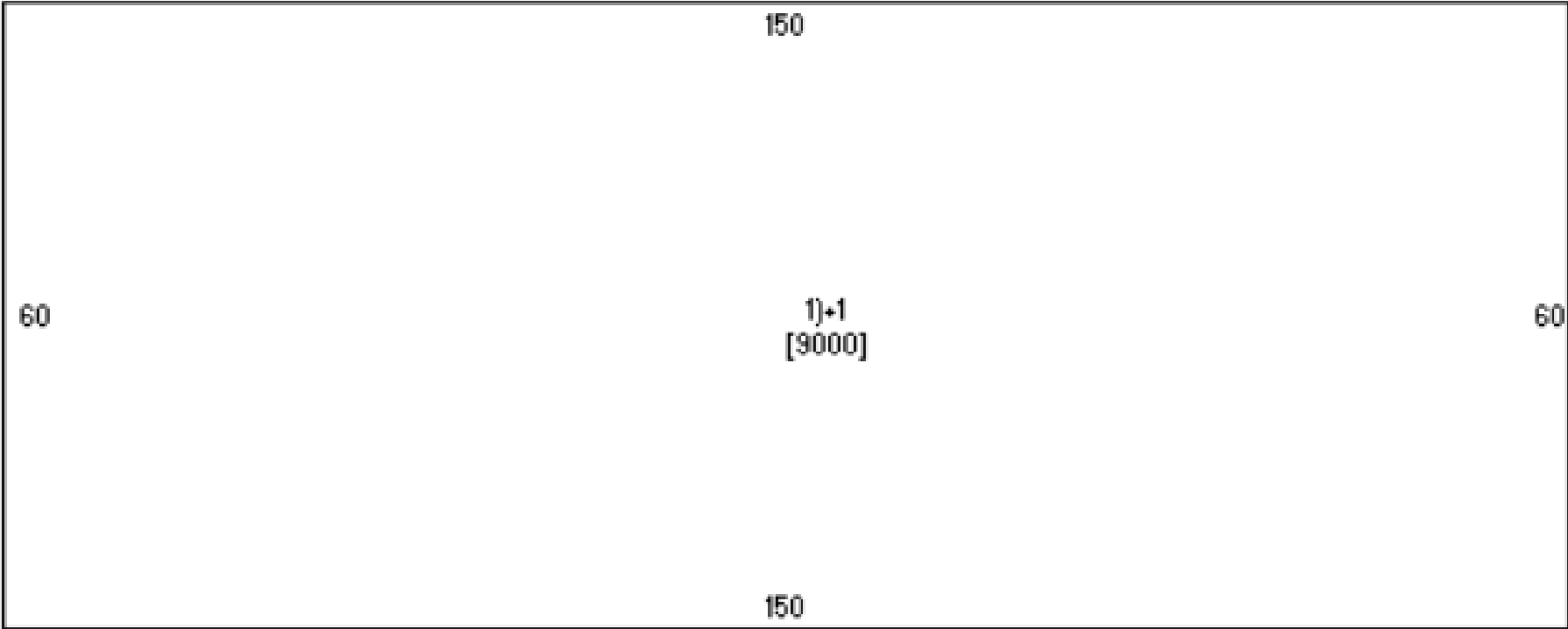
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|---------------------------|---|
| Building Size: | 9,000± |
| Lot Size: | 0.55± |
| Year Built: | 1983 |
| Loading: | 4 Drive-Ins (12'X14'±) |
| Clear Height: | 14'-17' |
| Construction Type: | Steel |
| Parking: | 1.42/1,000 SF (12 Spaces) |
| Zoning: | C-2 |
| Frontage: | 196' on N Scott Ave |
| Existing Users: | Auto Repair Shop, Automotive Part Distributor |
| Neighboring Users: | Belton Plaza, Roadside Bar & Grill, and More! |
| Real Estate Taxes (2024): | \$7,033.49 (\$0.78 PSF) |
| Parcel ID: | 05-01-11-100-003-021.001 |
| Legal Description: | KINGSLAND LOT 7 TRACT 1 |

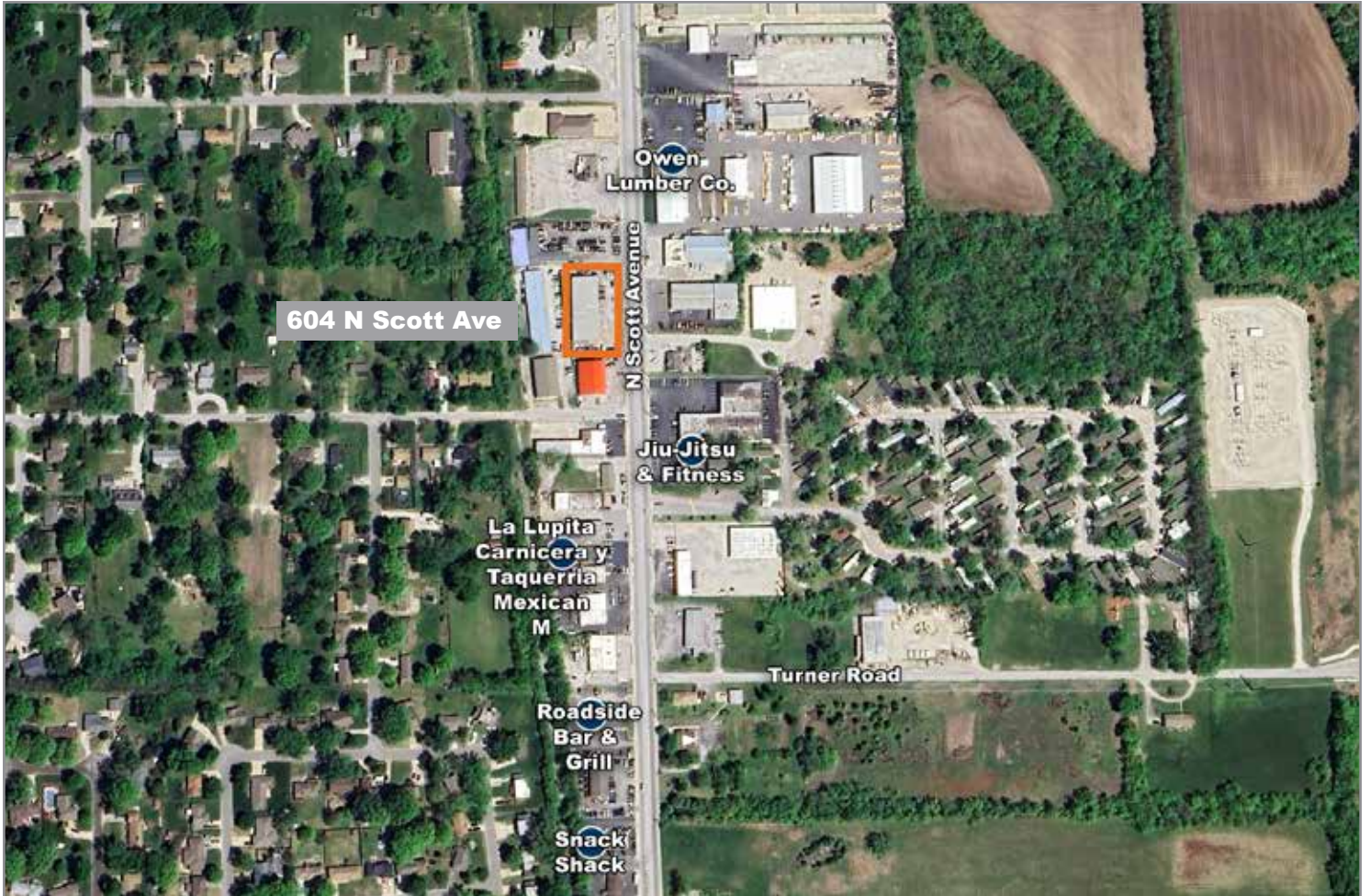
604 North Scott Avenue

Belton, MO 64012

For Sale

Floor Plan





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