



**Thom Knowles**  
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## Property Client Full

**1411 NE Russell Road, Kansas City, MO 64116**

MLS#: **2626768**

Status: **Active**

County: **Clay**

L Price: **\$200,200**

**Commercial**

Area: **102 - N=Vivion;S=31st St;E=Antioch Rd;W=Clay Co Ln**



Type: **Retail**  
 Use: **Car Dealer, Retail, Self Storage**

Tot SF: **28,750** # Stories: **0**

Min SF: Max SF:

Lsz: **28,750 - Square Feet**

Name:

L/S: **Sale**

Age: **2 Years/Less**

Legal:

Zone: **B4-5**

Brk ID: **KCH 01**

Agt ID: **KNOWLES**

Yr Blt:

**PRT NE 1/4 NW 1/4 SEC 12 50 33 BEG ON S LI RUSSELL RD 488.24 FT E OF W LI SD 1/4 1/4 TH S 0 DEG 34 MIN 15 SEC W 200 FT TH N 89 DEG 31 MIN 40 SEC W 143.14 FT TH N 0 DEG 36 MIN 44 SEC E 200 FT TO S LI RUSSELL RD TH E ALG SD S LI 143.14 FT TO BEG**

### General Information

Leased: **No**

Op Exp:

Road: **City Street**

Parking: **Unpaved**

Utilities: **Other**

Interior:

Exterior: **Outside Storage**

Security:

Accessibility:

Maint Pr:

Ceiling Height:

Curr Lse:

Grs Inc:

Flood:

Net Inc:

Occupy: **Owner To Vacate, Vacant**

Location: **City Location, Out Parcel**

City Limits:

Cap Rt:

Streets: **Public Maint**

### Remarks & Directions

**B4-5 Vance Land - Allowed Uses: Permits a broad spectrum of commercial operations, automotive services, wholesale businesses, self-storage facilities, and light manufacturing/production. All uses will have to be approved by the city.**

Directions: **From I-29 & Privin Rd - west on Parvin to Davidson south on Davidson to Russell RD turn left or east to address**

### Business Information

<u>Industrial</u>		<u>Office</u>		<u>Retail</u>		<u>Business Opp</u>	
Net Ch:		X Stop:		Net Ch:		Business:	<b>Auto Dealer, See Remarks</b>
Ofc SF:	<b>0</b>	Bs Yr:		Allow:		Includes:	<b>Real Estate</b>
Whs SF:		U-R:	<b>Rentable</b>			# Empl:	
Clr Ht:		Allow:				Open:	
#Drv In:	<b>0</b>						
#Dock:	<b>0</b>						
Dock Type:							
Dr Ht:							
Rail:							
Allow:							

### Financial Information

Will Sell:	<b>Cash, Conventional</b>	HOA:	<b>/</b>	Tax Comm:	
Tax:	<b>\$6,880</b>	Spc Tax:	<b>\$0</b>	Total Tax:	<b>\$6,880</b>

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