

# Highly Visible 4200 sf Commercial Building

1208-1210 N. Scott Ave., Belton, MO 64012



## MAKE OFFER NOW or BID YOUR PRICE!

Built 2002 | 4200 sf | .44-acre | C-1 Zoning

### PREVIEW DATES

Thursdays, June 16 & 23 – 11:00 am-1:00 pm

### AUCTION ENDS

Thursday, June 30, 2022 – 2:00 pm

**Jeff Cates**  
CEO & Managing Broker



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## ABOUT THE PROPERTY

Quality 4200 sf commercial building custom-built in 2002 offers low maint. stucco exterior, 2100 sf open main floor plan with two entrances, reception area, two restrooms, separate HVAC systems and is easily divisible into two separate units. The LL features 2100 sf, is half finished as showroom with one garage bay, small office, kitchen and restroom and other half used as shop with one garage bay, work room and stubbed for a second restroom. Situated on a highly visible .44-acre site in growing Belton, the property is zoned C-1, offers a large paved parking lot and is perfect for an owner/user or investment!

## HIGHLIGHTS

- 4200 sf Commercial Bldg.
- Custom-Built in 2002
- Highly Visible .44-Acre Site
- Low Maint. Stucco Exterior
- Easily divisible into 2 Units
- Flexible C-1 Zoning
- Owner/User or Investment!



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