

# Flex Retail/Warehouse Investment Opportunity

4853 SE PP Highway, Holt, MO 64048



BIDDING OPENS AT **\$200,000**

8,000 RBSF | 1.09 AC | 14K+ VPD | Year Built 2003

## PREVIEW DATES

Wed. Apr. 24th & May 1st, 11:00am-1:00pm

## AUCTION ENDS

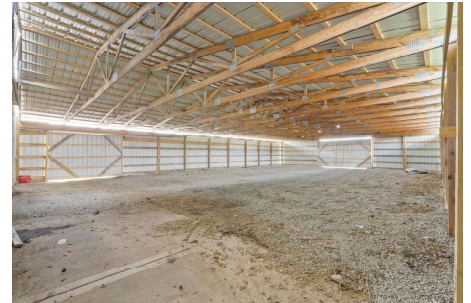
Wednesday, May 22nd - 1:00pm

**Alex Forster**  
Listing Agent



[CatesAuction.com](http://CatesAuction.com)

816-766-1352  
[Sold@CatesAuction.com](mailto:Sold@CatesAuction.com)



## ABOUT THE PROPERTY

Versatile flex/warehouse property offering a blend of functionality and visibility in a high-traffic location. Situated strategically just off I-35, this property boasts exceptional visibility with over 14,000 vehicles passing by daily, ensuring maximum exposure for your business. The Property benefits from a bright 5'X8' Programmable LED sign. Don't miss this prime investment opportunity that meets various business needs.

## HIGHLIGHTS

- 4,000 SF Retail/Workshop
- 4,000 SF Covered Warehouse
- Located right off I-35 with over 14k VPD
- 1.092 Acre Lot with Ample Space to Expand



[CatesAuction.com](http://CatesAuction.com)

**Alex Forster**  
Listing Agent

816-766-1352  
[Sold@CatesAuction.com](mailto:Sold@CatesAuction.com)