

Small Business Office for Sale

Owner/User Opportunity

1,270 SF

4512 ROANOKE PKWY | KANSAS CITY, MO



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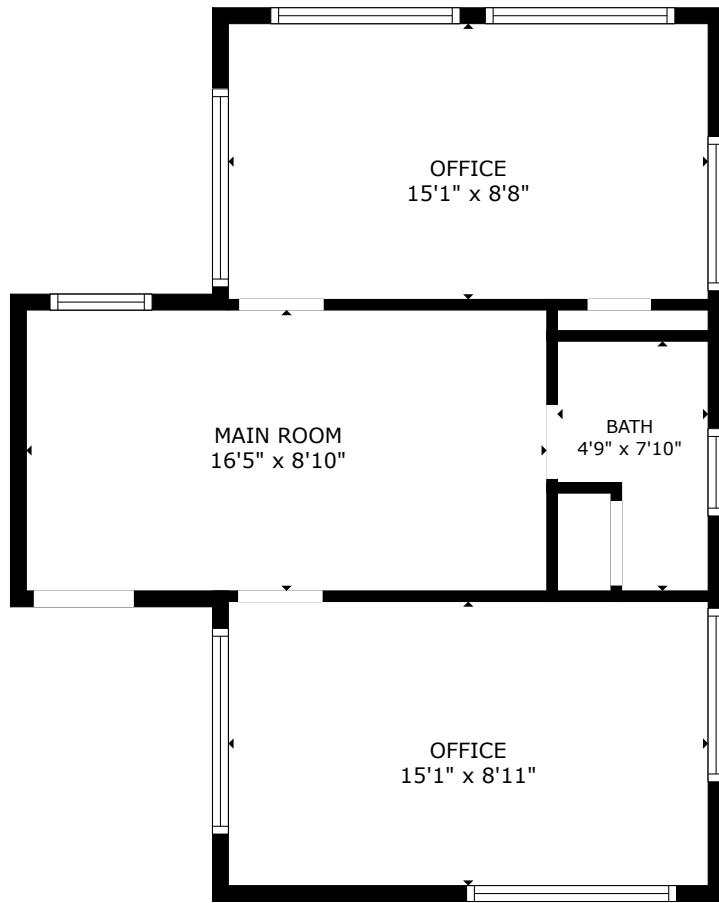
LANE4

Property Highlights

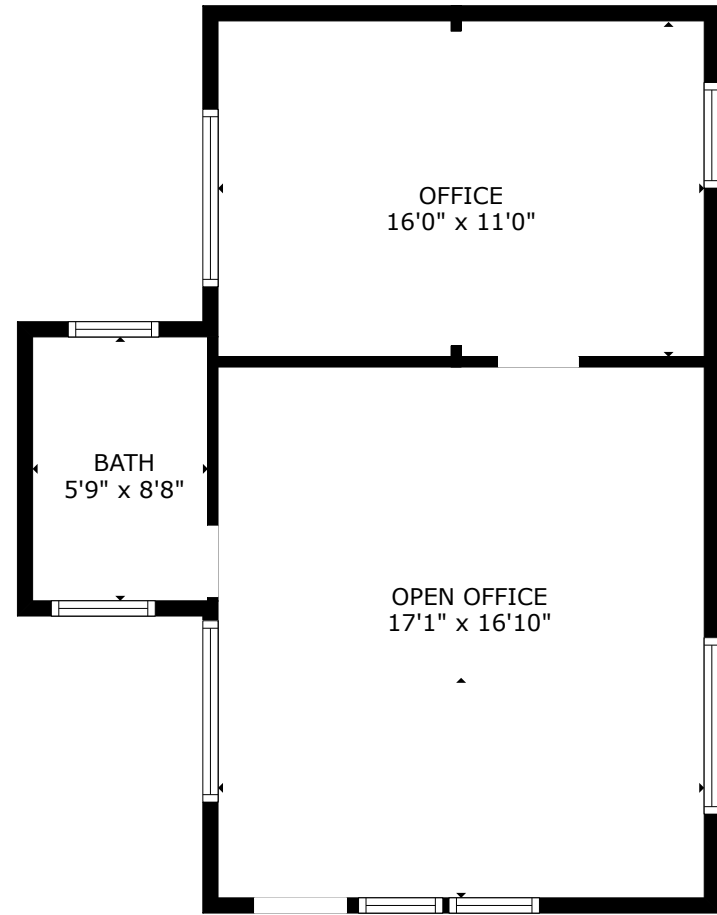
- Owner/user opportunity for small businesses
- 1,270 SF total (two floors)
- Sale Price: \$550,000
- Situated along Roanoke Parkway with easy access to the Country Club Plaza, Westport, and the University of Kansas Medical Center
- Stand-alone building with good visibility seeing 18,740 CPD on Roanoke Parkway



Floor Plans



FIRST FLOOR



SECOND FLOOR

All dimensions and square footages should be independently verified



Neighborhood Aerial

