

LAKWOOD PLAZA BUSINESS CENTER 755 – 817 NE ANDERSON WAY

LEE'S SUMMIT, MISSOURI 64064



OFFICE FOR SALE OR LEASE | 17,681 SF



PROPERTY FEATURES

- Great access to 470/291 Highway
- Ideal for owner/user with **over \$19,000.00 per month income from property**
- Signage available
- New roof and HVAC units
- Abundant parking on front of the building

BUILDING FEATURES

TOTAL SQUARE FEET	17,681+ SF
LEASE RATE	\$12.00 Modified Gross
SALE PRICE	\$1,900,000
VACANCY	1,910 SF OR 10.8%

For more information, please contact:

SHARON GARTIN, SIOR
Office Brokerage
816.936.8521
sgartin@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

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PROFORMA
AS IS SCENARIO w/VACANCY @ MARKET

Potential Gross Income	Total/Yr	Per SF
Rental Income – Occupied	\$228,635	\$14.50
Rental Income – Vacant	<u>\$30,560</u>	\$16.00
Potential Gross Income	\$259,195	\$14.66
Expenses		
Real Estate Tax - County	\$36,809	\$2.08
Insurance	\$7,656	\$0.43
Property Management	\$12,000	\$0.68
Maintenance and Repairs	\$17,319	\$0.98
Administrative	\$2,061	\$0.12
Utilities	<u>\$12,298</u>	<u>\$0.70</u>
Total Expenses	\$88,143	\$4.99
Net Operating Income	\$171,052	\$8.21

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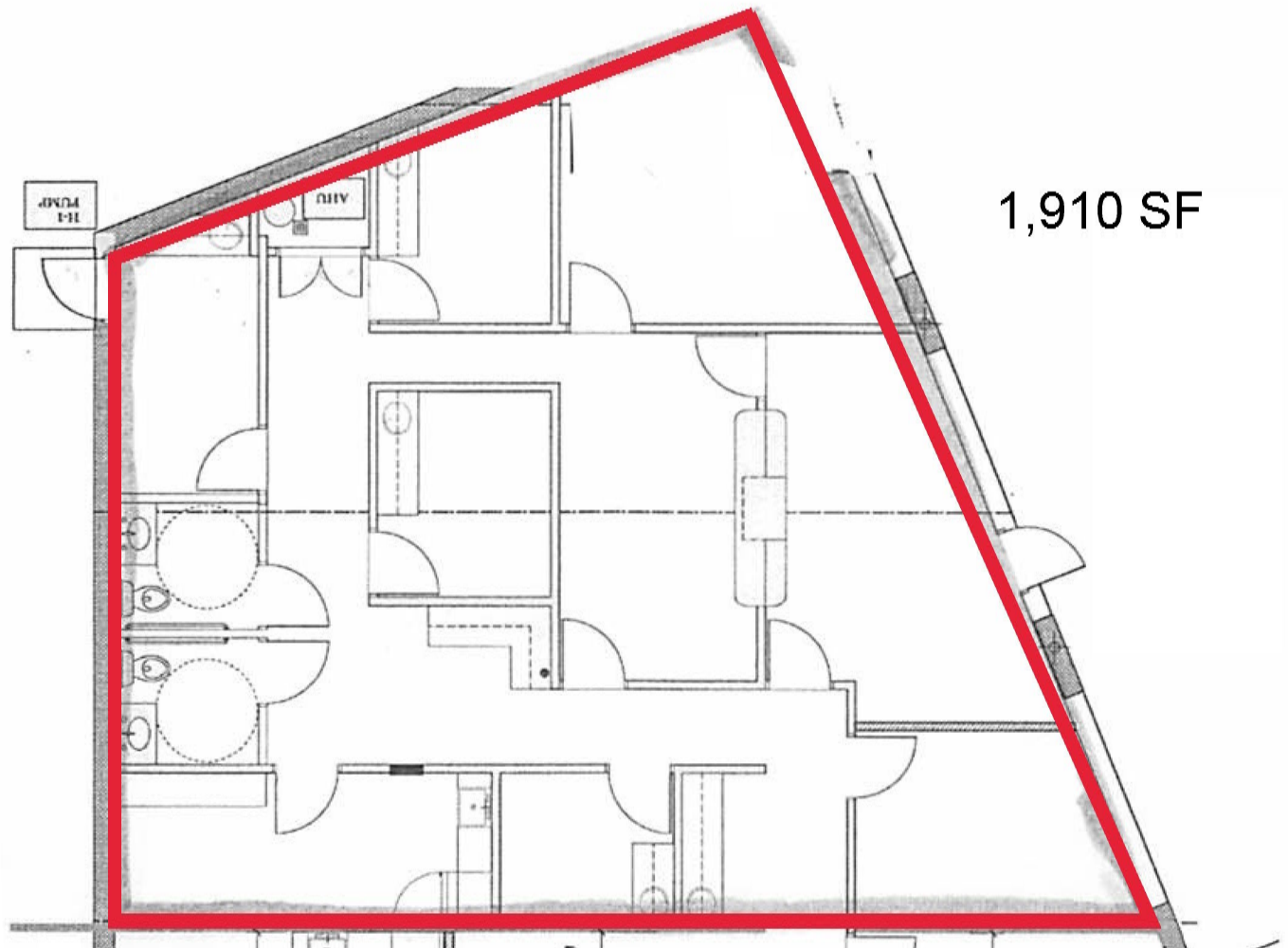
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Office Building / Floor Plans

One Remaining Vacant Suite



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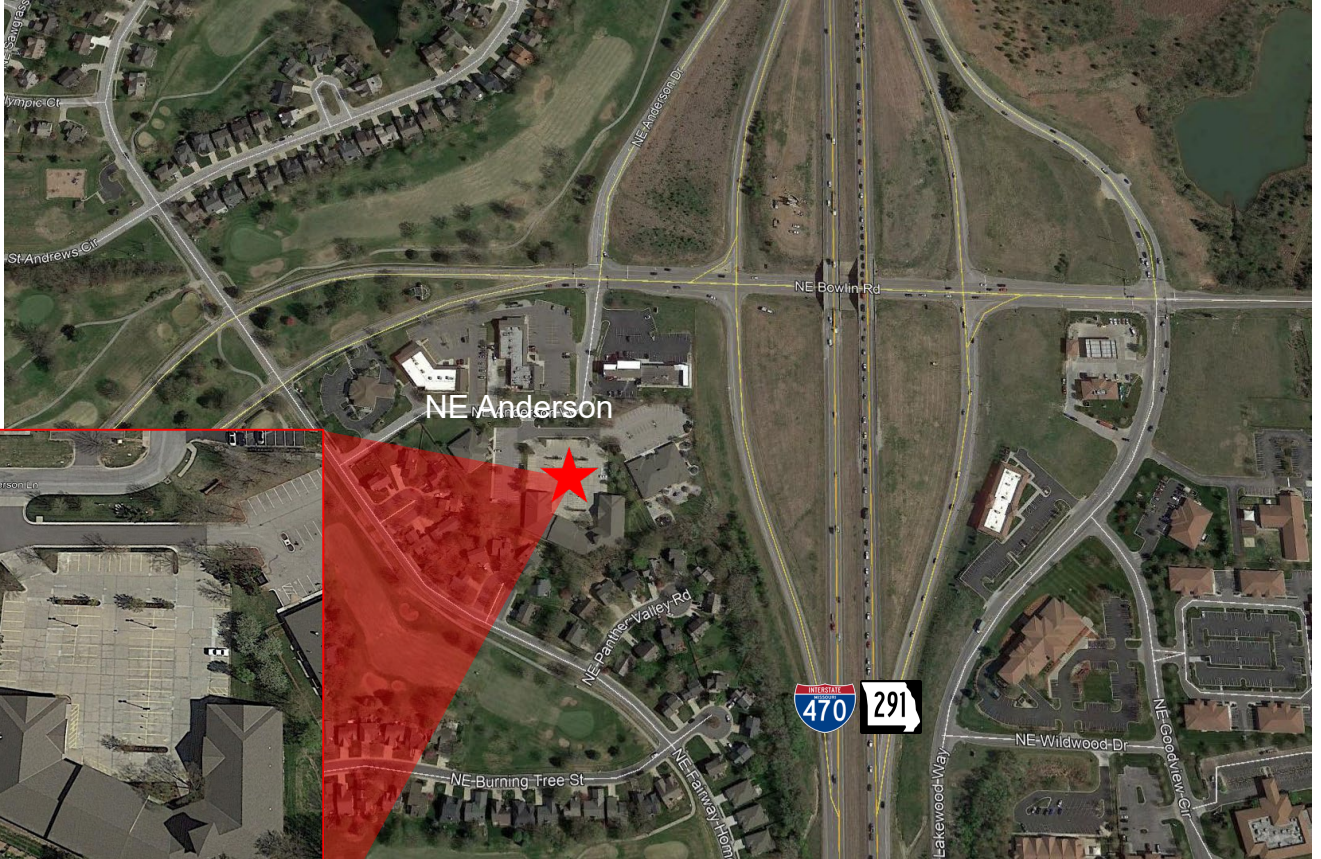
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