

# 3401 PINE STREET & 810 W. 35<sup>TH</sup> STREET

## HIGGINSVILLE, MISSOURI 64037



**KESSINGER HUNTER**  
commercial real estate

INVESTMENT PROPERTY FOR SALE | MEDICAL OFFICE | 9,100± SF TOTAL

### PROPERTY FEATURES

- Two Building Medical Office Complex
- Two Established Regional Medical and Pharmaceutical Tenants Serving Higginsville and the Surrounding Communities
- Excellent Highway Access to I-70
- Well Maintained Property
- Call for NOI and Pricing Guidance

#### ADDITIONAL INFO

|             |              |
|-------------|--------------|
| TOTAL SIZE  | 9,100± SF    |
| LOT SIZE    | 1.736± Acres |
| 2024 TAXES  | \$9,380.84   |
| SALES PRICE | \$1,350,000  |



For more information, please contact:

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#### KESSINGER/HUNTER & COMPANY, LC

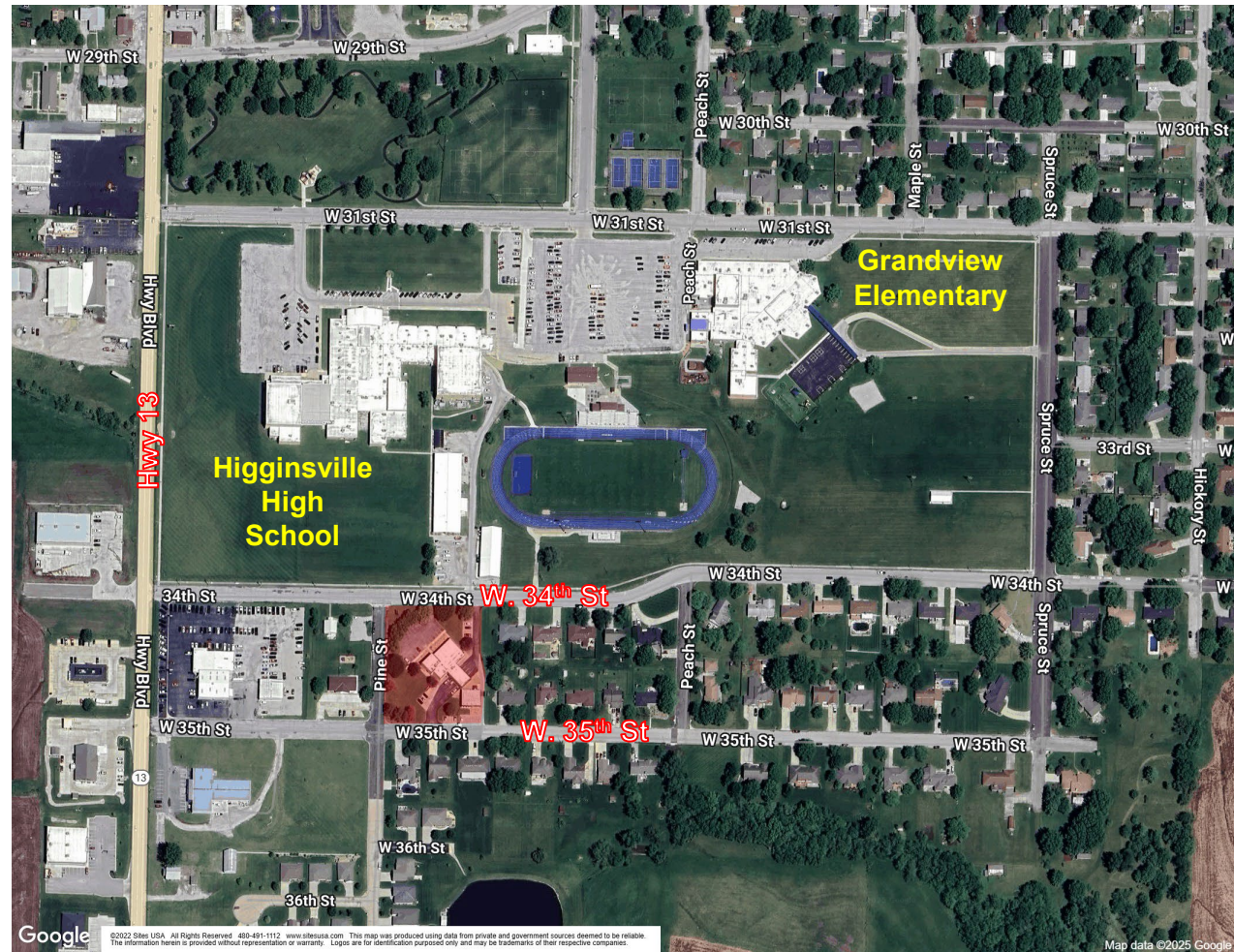
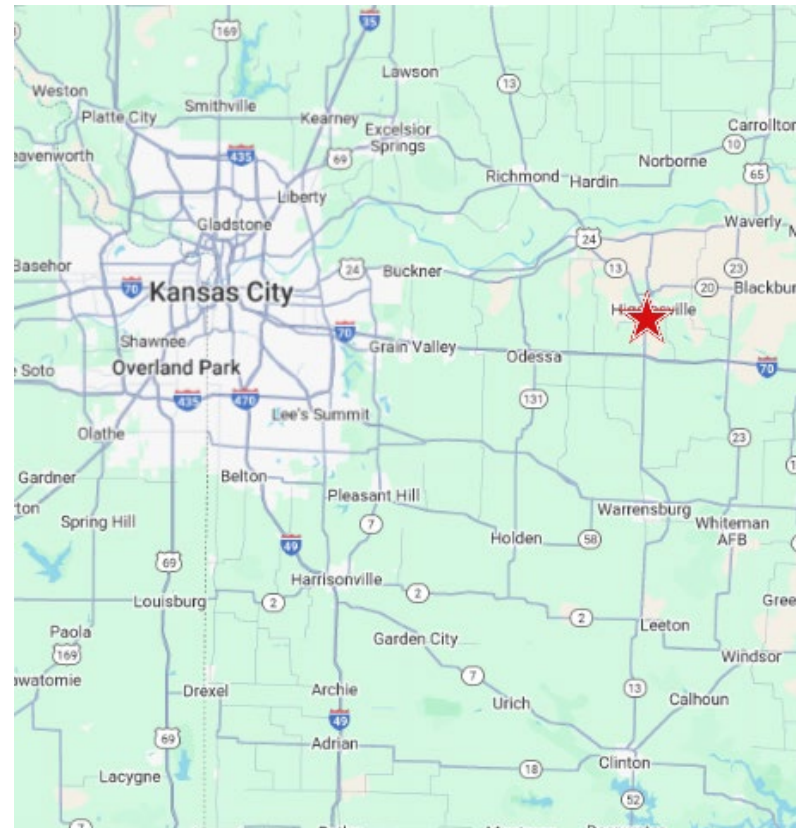
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Investment Property for Sale | Medical Office



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