

## MEDICAL OFFICE BUILDING WITH SURGICAL CENTER FOR SALE



### SPACE HIGHLIGHTS

- **\$3,060,000**
- **8,913 SF**
- 13 Exam Rooms
- New HVAC for Surgery Area
- Ambulatory Surgical Center Licensed
- Easy access to I-470 with excellent signage visibility

### CONTACT

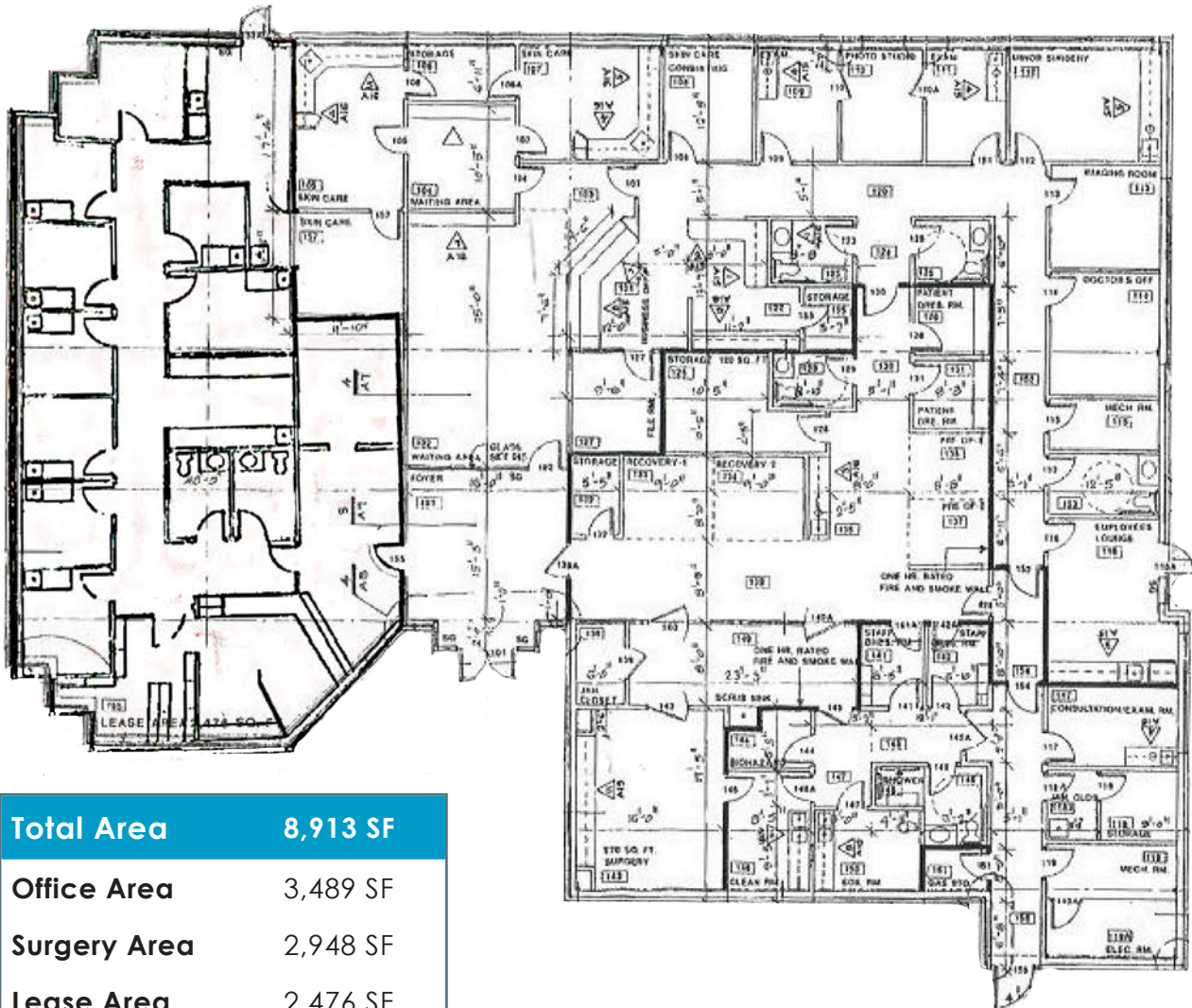
**JOHN D. COE, SIOR, CCIM**  
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## LISTING INFORMATION

<b>Address:</b>	3151 NE Carnegie Dr, Lees Summit, MO
<b>Pricing:</b>	\$3,060,000
<b>Lot Size:</b>	1.15 AC
<b>Building SF:</b>	8,913 SF
<b>Exam Rooms:</b>	13
<b>Parking:</b>	Resurfaced in 2021 47 Parking Spaces
<b>Year Built:</b>	2007
<b>Class:</b>	A
<b>Construction:</b>	Brick
<b>Roof:</b>	TPO
<b>HVAC:</b>	New Designated HVAC for Surgery Area 6 Roof Top Units
<b>Highway Access:</b>	Easy Access to I-470 Visible from I-470 for signage
<b>Utilities:</b>	Total: \$38,181.34 Water: \$4,210.39 Gas: \$4,734.09 Electrical: \$29,236.86
<b>Taxes:</b>	2023: \$50,199.27
<b>Tenant Rent:</b>	2,476 RSF @ \$28.50 RSF
<b>Legal Description:</b>	Chapel Ridge Business Park, Lots 9-A, 9-B and tract A9, A subdivision in Lee's Summit, Jackson County, Missouri
<b>Building Notes:</b>	Ambulatory Surgical Center Licensed









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