

For Sale | 9630 Monrovia St. Lenexa, KS 66215

Single Tenant Office Building | 2,427 SF | \$485,000



2,427 SF Building Built for Single Tenant on 0.32 Acres with 13 Parking Spaces
Cinder Block Construction & Stucco Siding | Built in 1972
New Roof in 2024 | New Water Heater 2024

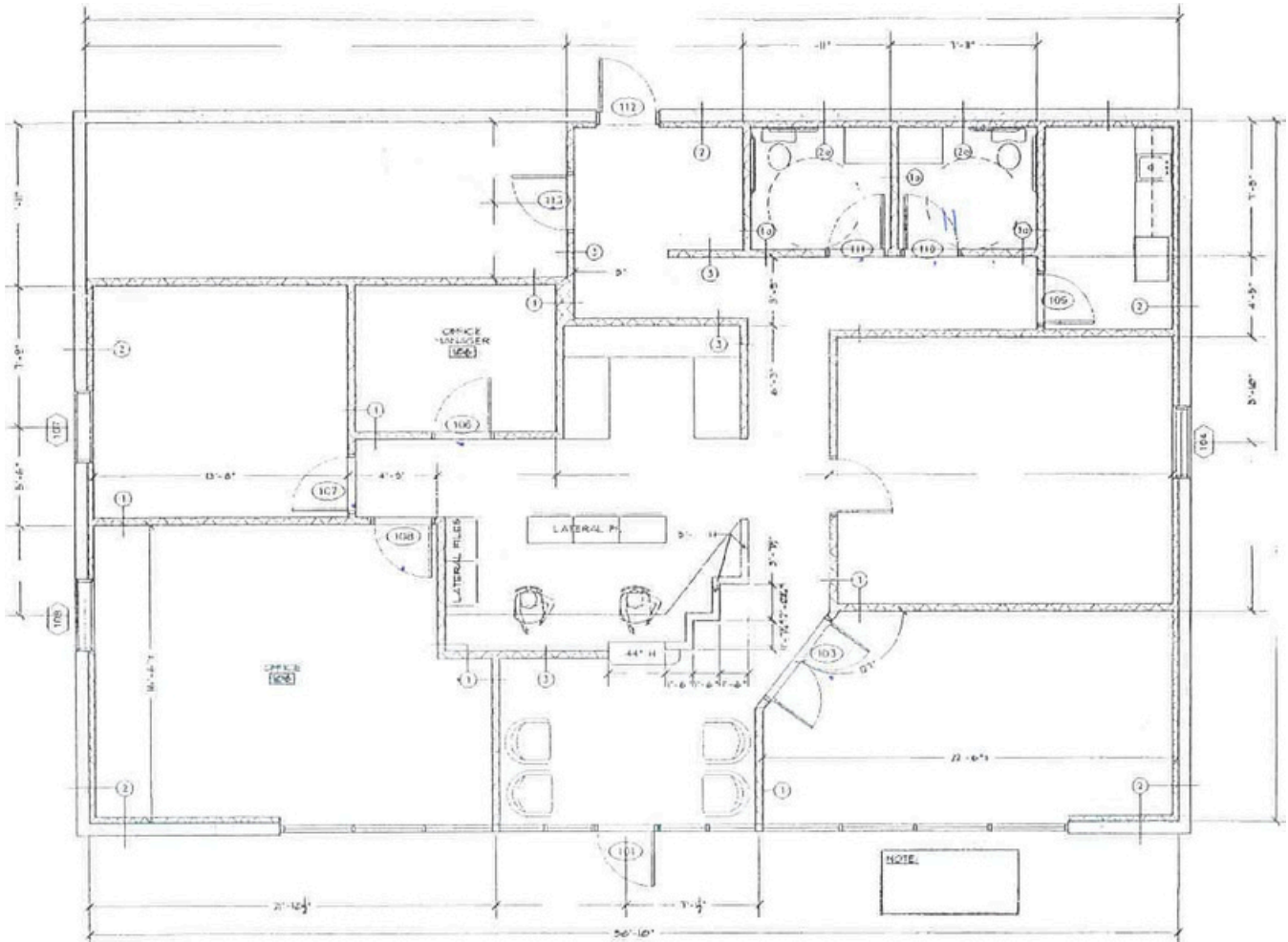


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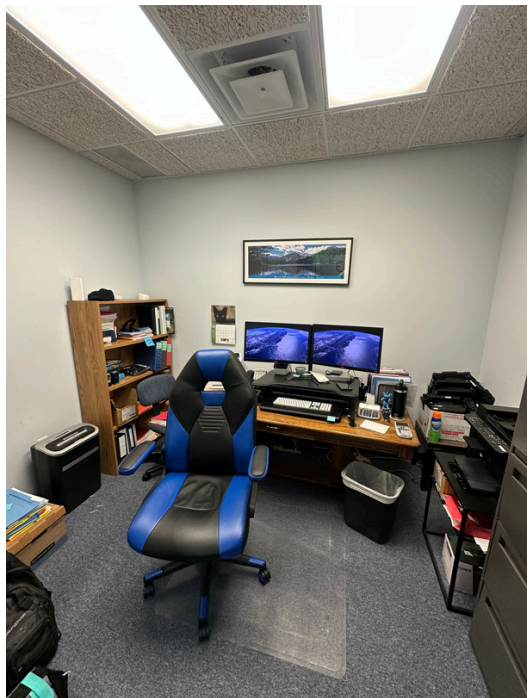


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- 0.32 Acre Lot
- 13 Parking Spaces
- Conference Room, Executive Office, 2 Additional Offices, Pocket Office/Storage
- Reception & Waiting Area, Break Room
- Men's & Women's Restrooms
- IT Closet & Large Additional File Room
- New Roof in 2024 | New Water Heater 2024
- HVAC: 2 Goodman Commercial Package Units (1) 4-ton & (1) 6-ton
 - One New 2024
- Vacant March 31st
- Furniture is Negotiable
- Easement Behind Building
- Taxes: \$9,100



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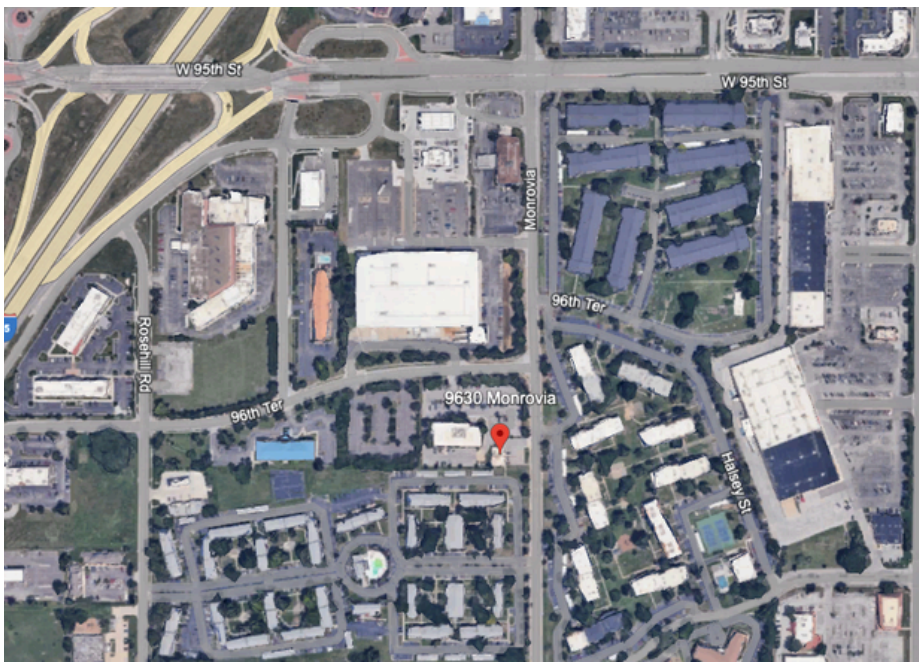
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Excellent Office Location in Lenexa with Easy Highway Access

I-35	~ 0.4 Miles
69 Hwy	~ 1.3 Miles
I-435	~ 1.8 Miles
K-10	~ 3.5 Miles



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