

**Vacant 2 Story Office Building | Set up for 1-3 Tenants**  
**13720 E 42nd Terrace S Independence, MO 64055**



**FOR SALE**  
**\$950,000**

**14,882 SF Total | 7,441 Per Floor | 0.62 Acres Off of I-70 & Noland Road**

- Complete Remodel in 2019 & Again in 2022
- 11' Clear Height Above Ceiling Grid
- All New Data Cabling
- No Fire Sprinkler
- No Elevator
- 1 Interior Stairwell & 1 Fire Escape
- Existing Furniture Negotiable to Stay
- New HVAC ~ in the Last 6-Years
- Older Roof
- Easy Access to I-70 & 40 Highway



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**Josh Haith**  
**Josh@Haith.com**  
**O: (913) 888-3456 x 7**  
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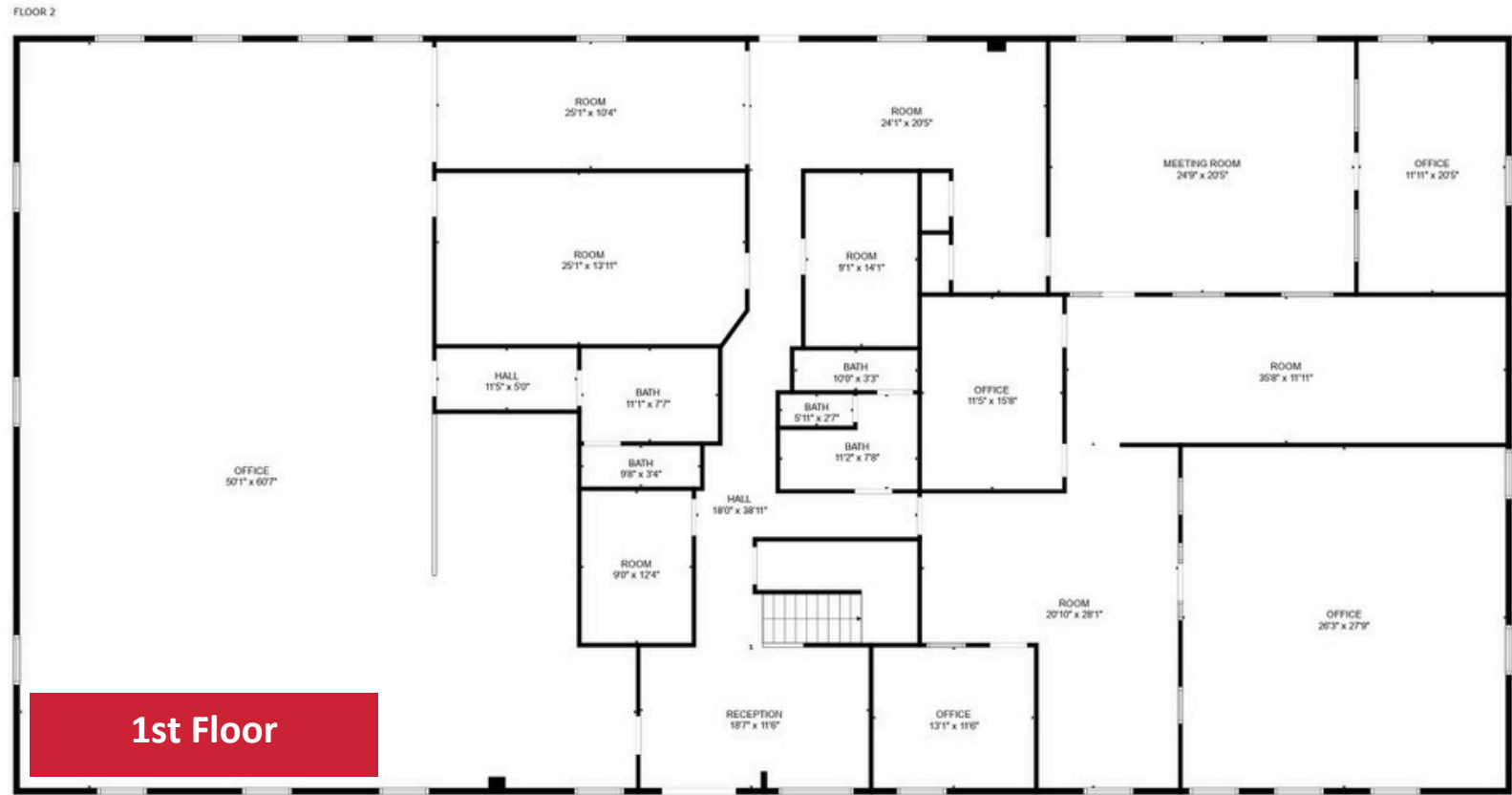


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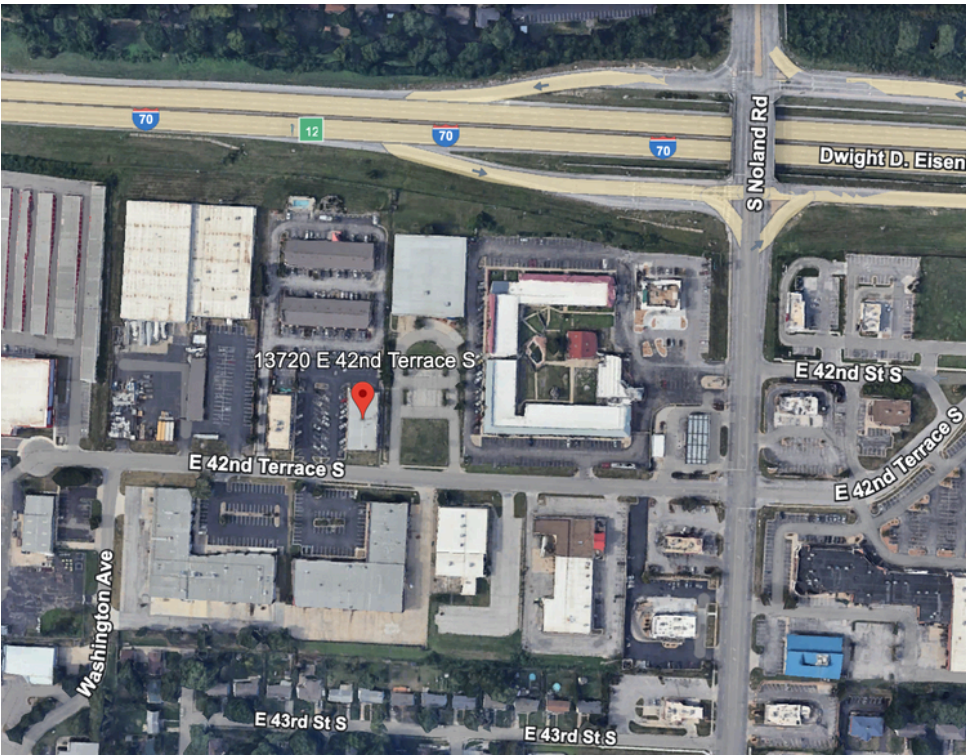
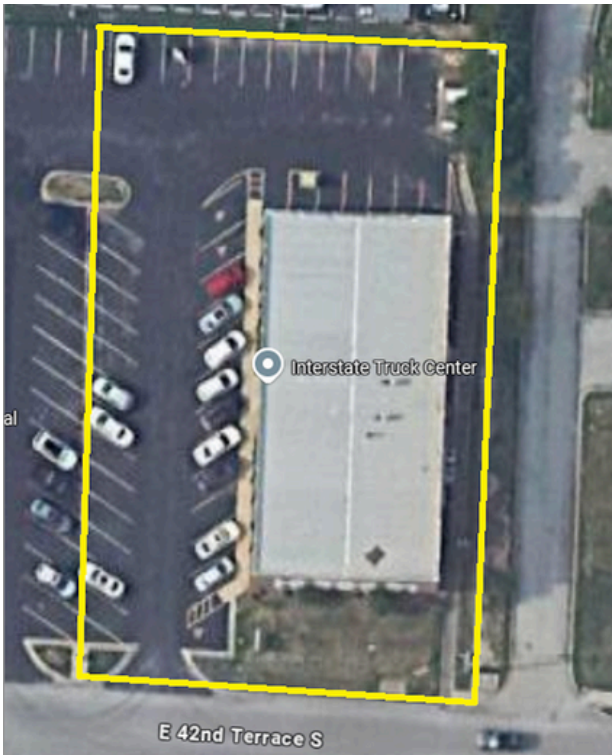
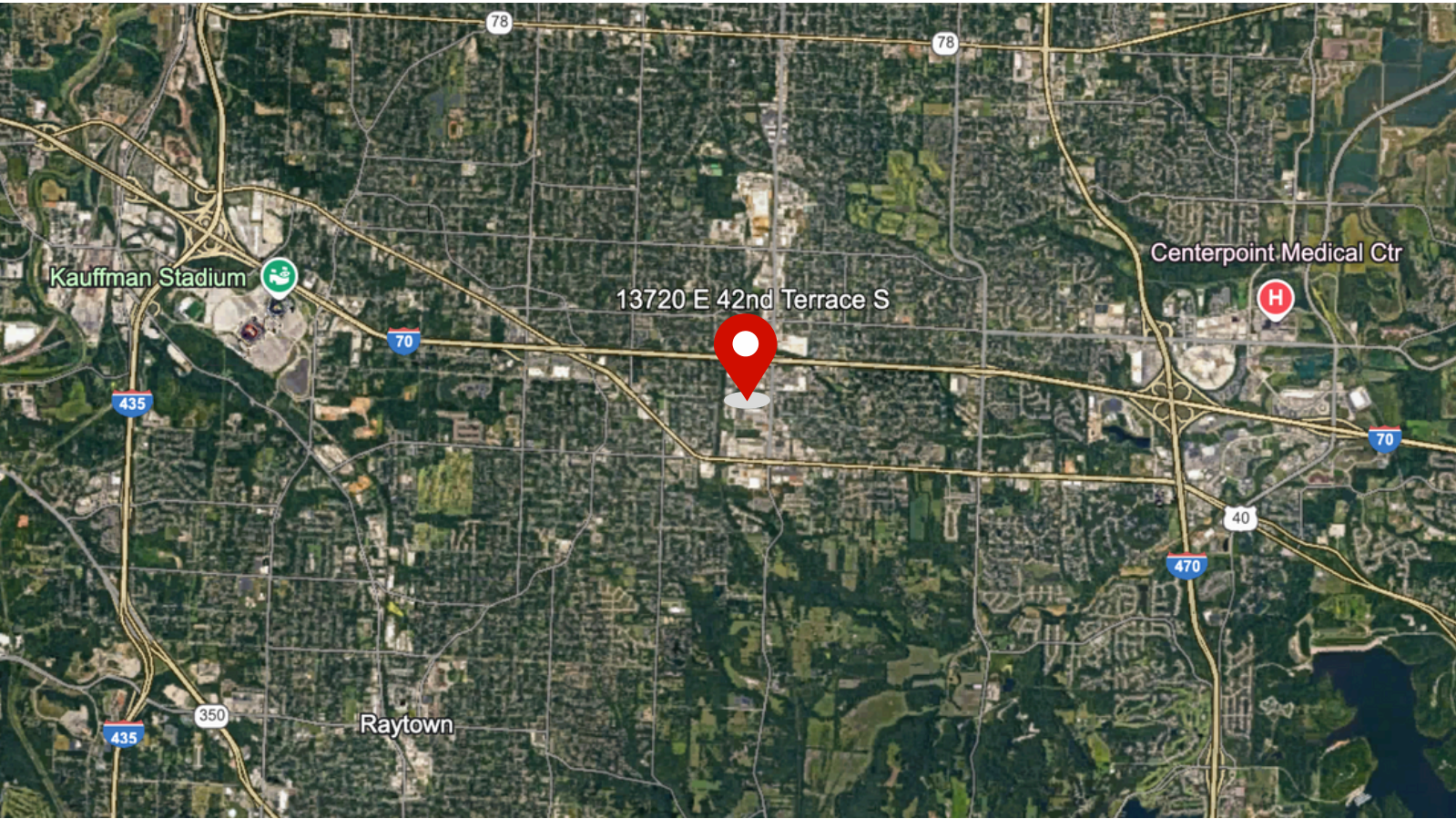


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