

**For Sale: \$125,000 595 SF Retail/Restaurant Building**  
**301 E 23rd St S Independence, MO 64055**



**595 SF Building w/ New Grease Trap, Stubbed Kitchen Plumbing, & New Water Heater, Ready for a Restaurant or Food Service Concept**  
**Low Overhead w/ Taxes & Insurance Each Under \$1,500 per Year**  
**Seven Parking Spots, Building Signage Available, & a Private Restroom**



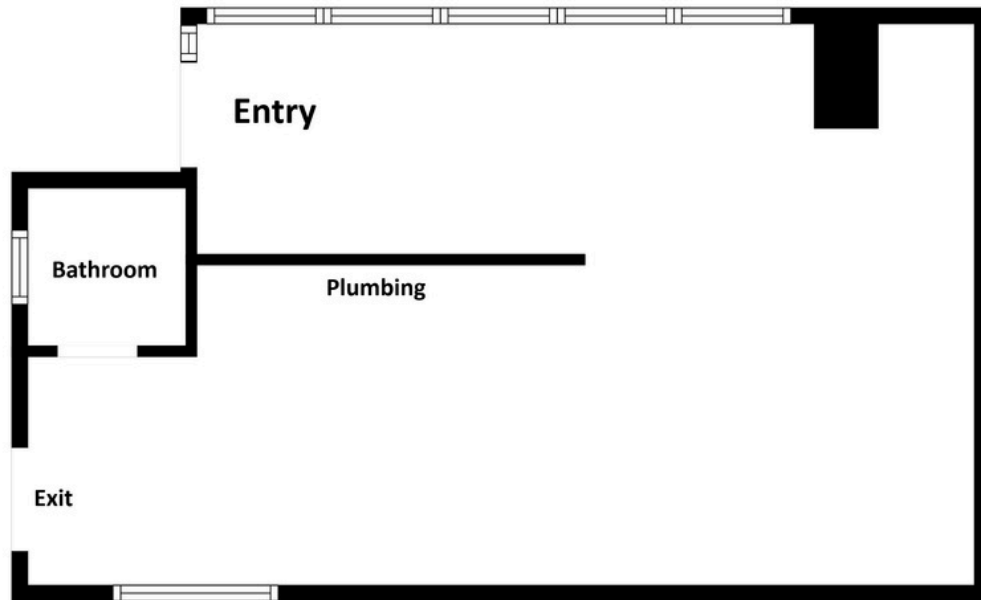
**Josh Haith**  
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**O: (913) 888-3456 x 7**  
**www.Haith.com**



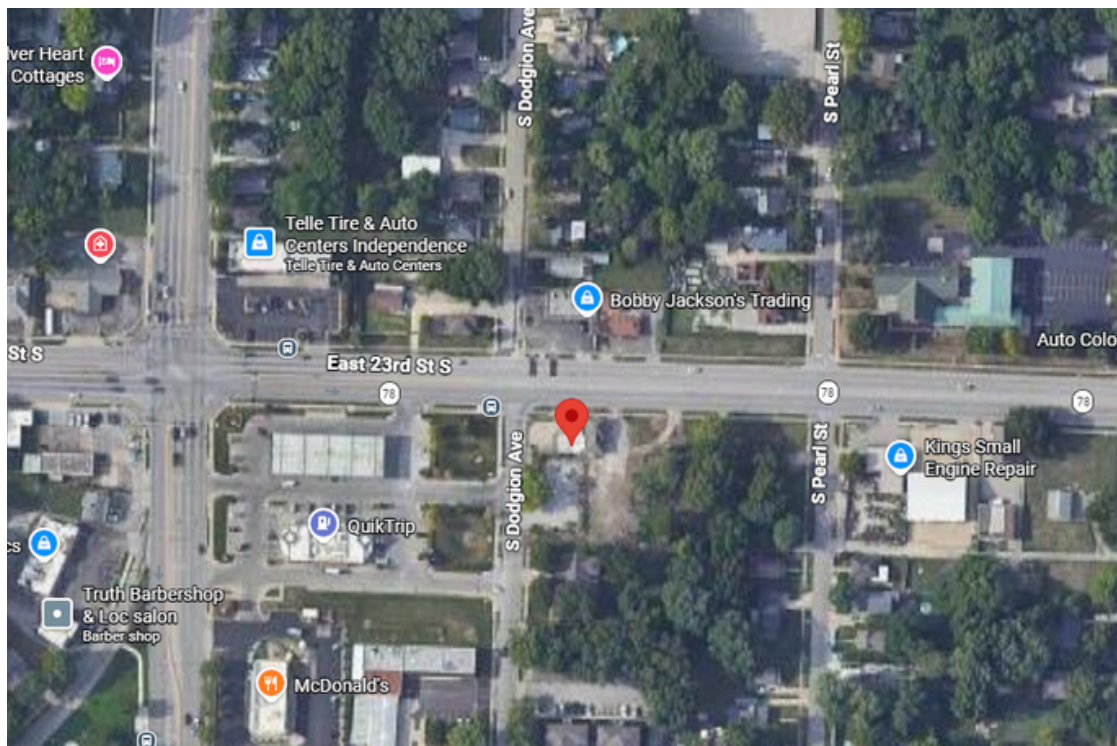
**David Gunter**  
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**M: (913) 265-8029**

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## Floorplan



## Map View



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