

Fountain Plaza

ASKING PRICE \$1,300,000

2400 S. LEES SUMMIT RD.

INDEPENDENCE, MO 64055



PROPERTY DESCRIPTION

ADDRESS	2400 S. Lees Summit Rd
CITY	Independence
COUNTY	Jackson
ZONING	C-2
OCCUPANCY	100%
PARKING SPACES	52
BUILDING SIZE	11,000 sf
LOT SIZE	51,571 sf
YEAR BUILT	1986
ANNUAL INCOME	\$125,262
NOI	\$108,442
CAP	8.3

Fountain Plaza is a well established popular Neighborhood Center located in Independence, Missouri.

This Neighborhood Center has a brick exterior, sits on a little over 1 acre and is conveniently located 1 block South of the 23rd Street and Lees Summit Road intersection.

Glendale Elementary School, Hy-Vee Grocery Store, Walgreens, Drumm Farm Golf Club, Starbucks, Aldi Foods, Liberty Tax, and a newly built HCA Center Point Emergency Care Facility are all within blocks of the property.

Plenty of opportunity to add value by adding additional Tenants upstairs or by increasing future rents.

Chartwell
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2025 Expenses—2400 S. Lees Summit Rd. Independence, Mo 64055

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\$ 5,369.00	insurance
\$ 18,826.43	real estate taxes
\$ 3,264.45	utilities
	\$ 611.46 gas (Spire)
	\$ 1,452.99 electricity(IPL)
	\$ 1,200.00 water (Indep. Water) Bill calculated at \$100/mos
\$ 1,440.00	trash disposal (<i>\$120 per month x 12 months</i>)
\$ 0	sewage (<i>included with water bill</i>)
\$ 0	operating materials and supplies
\$ 0	service agreements/charges
\$ 2,095.00	lawn care/landscaping/watering
\$ 2,404.76	snow removal (<i>payment amts: \$850; \$340; \$864.56; \$350.20</i>)
\$ 0	common area lighting (<i>included with electricity bill</i>)
\$ 0	restriping parking lot
\$ 0	repaving parking lot
\$ 0	security
\$ 780.00	pest control (<i>\$65 per month</i>)
\$ 3,025.28	repairs
	\$ 1025.00 lighting repair/replacement
	\$ 680.28 back door and back concrete repairs
	\$ 525.00 lighting repair/replacement
	\$ 670.00 parking lot/sidewalk Island landscaping (in front of unit 160)
	\$ 125.00 sign lighting repair
\$ 2,125.00	custodial/cleaning building maintenance
\$ 314.26	all other direct operating and maintenance costs
	\$ 314.26 Everest Heating & Cooling
\$ 39,644.18	Total