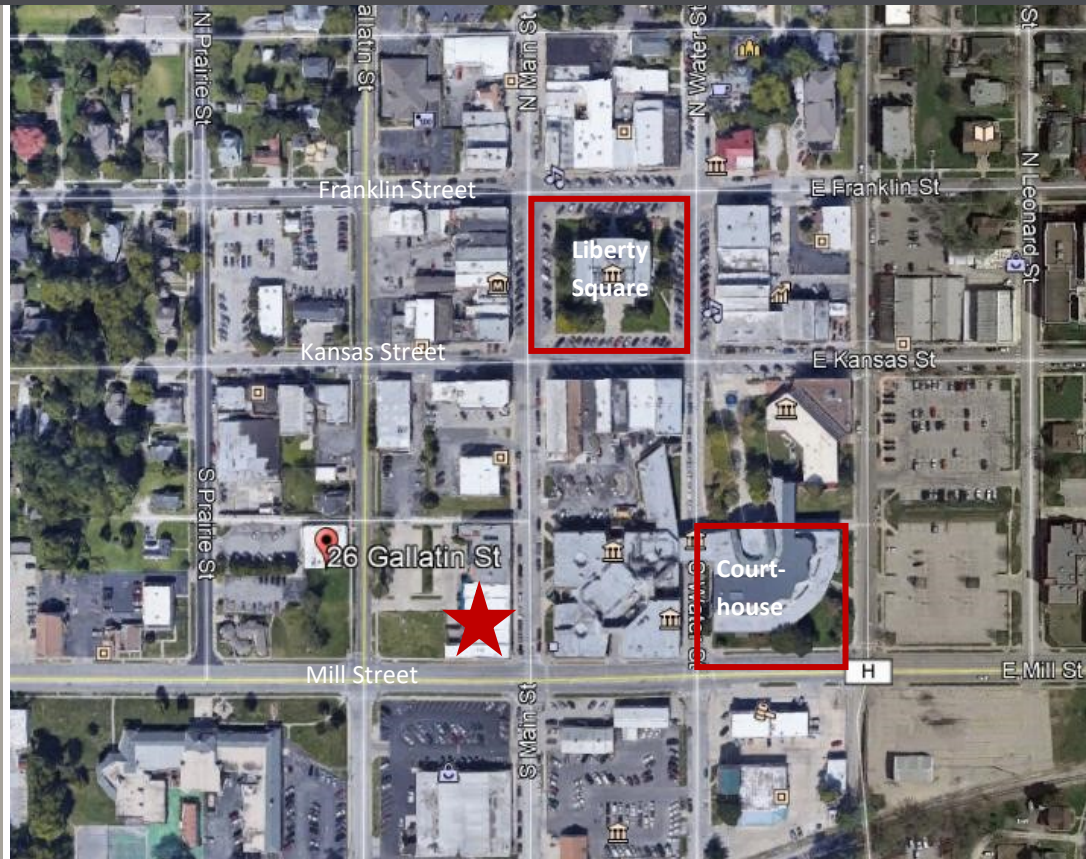


Professional Office Building

26 S Gallatin St, Liberty MO 64068



- Approximately 6,700 Sqft masonry building
- Building signage
- Convenient to Government offices both City, & County
- Abundance of parking with 2 paved parking lots
- Additional lot for expansion or sale
- 353 Tax abatement potential with City of Liberty
- Lower level has sprinkler system
- Leased with 90 day notice to terminate lease
- Sale price \$625,000



Charles Small, Broker/Salesperson

Direct: 816-407-5224

Mobile: 816-590-5910

Email: charles@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is Your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future Performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2015 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.

Professional Office Building

26 S Gallatin St, Liberty MO 64068



Charles Small, Broker/Salesperson

Direct: 816-407-5224

Mobile: 816-590-5910

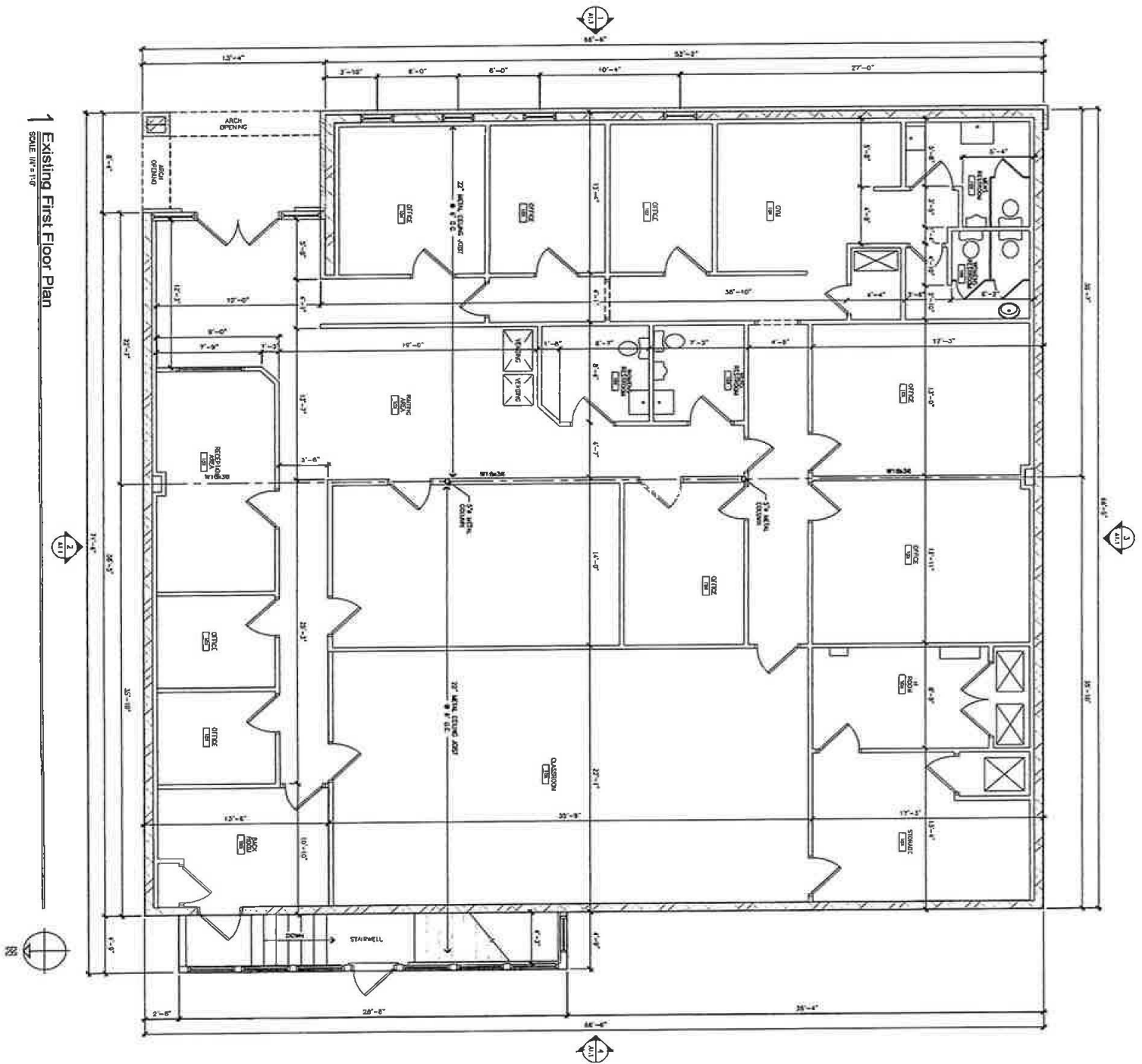
Email: charles@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is Your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future Performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2015 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.

Professional Office Building

26 S Gallatin St, Liberty MO 64068



Charles Small, Broker/Salesperson

Direct: 816-407-5224

Mobile: 816-590-5910

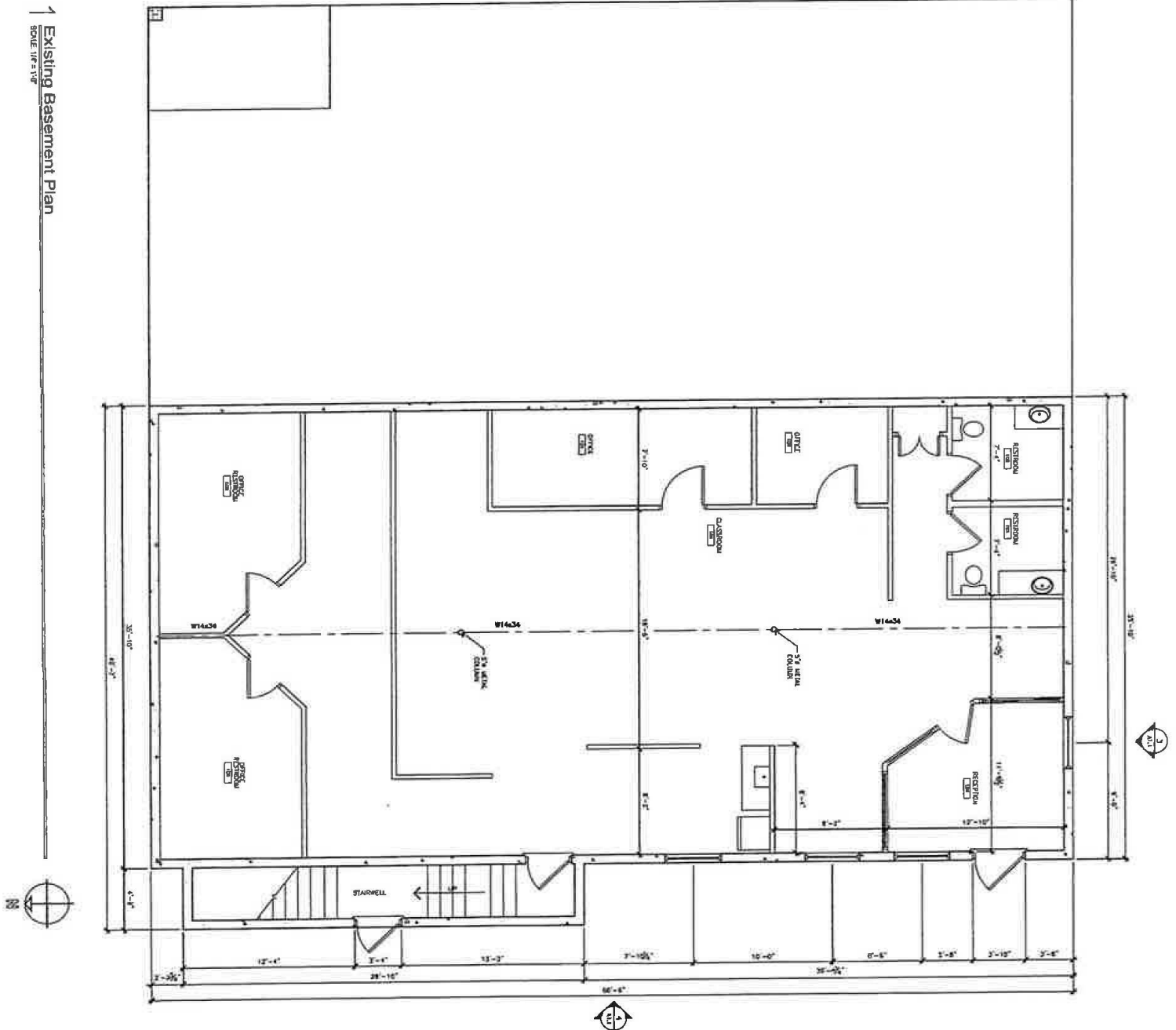
Email: charles@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is Your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future Performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2015 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.

Professional Office Building

26 S Gallatin St, Liberty MO 64068



Charles Small, Broker/Salesperson

Direct: 816-407-5224

Mobile: 816-590-5910

Email: charles@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is Your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future Performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2015 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.