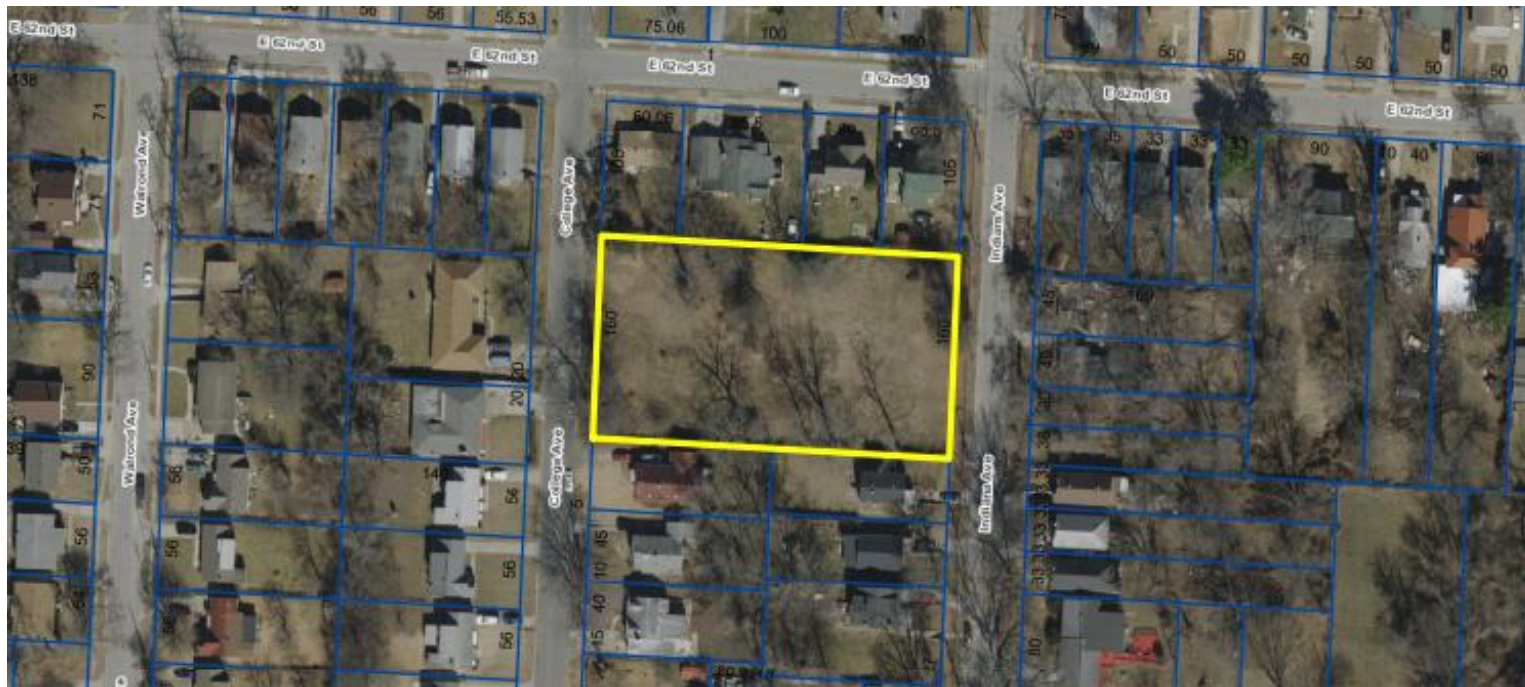


# Development Opportunity

6220 Indiana Avenue, Kansas City, Missouri 64130



- 1-AC approximately 270' X 160'
- Utilities to site
- Located within Swope Area Plan recommended for low density residential development
- Zoning permits household living, family daycare (up to 10), community garden, etc. Uses such as nursing home, group daycare (up to 20), religious/assembly, school, agriculture, etc. may also be allowed subject to special use permit procedures.
- Directly north of 63<sup>rd</sup> Street in the Town Fork Creek Neighborhood within close proximity of bus line, southeast KC public library, Joseph G. Bryan field, Research Medical Center, Southeast Community Center, Swope Park, etc.

## Primary Use

Low Density Residential

## Location

Southeast Side

## MLS #

2181912

## Sale Price **REDUCED**

\$45,000 (\$1.03/SF)

## GLA

43,302± SF (0.99± AC)

## Zoning District

R-2.5 - Residential

## FOR MORE INFORMATION

### RE/MAX State Line Commercial Real Estate

11251 Nall Avenue, Leawood, KS 66211 913.649.3100

**Susan Scott** | 816.668.7276 | [susan@scottcrs.com](mailto:susan@scottcrs.com)

[www.scottcrs.com](http://www.scottcrs.com)

### Chartwell Kansas City Realty

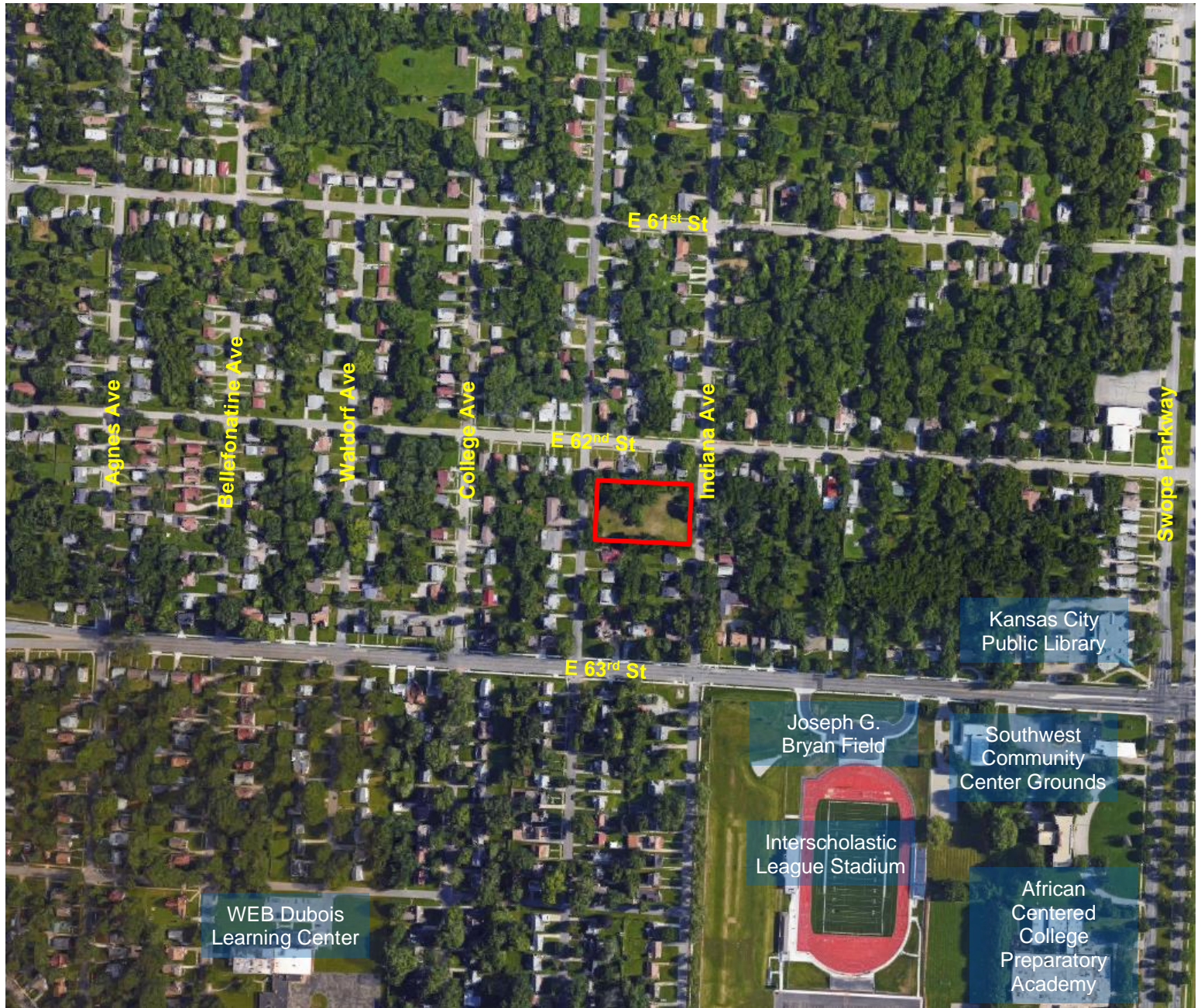
4141 Pennsylvania Avenue # 105, Kansas City, MO 64111

**Deborah Browning** | 816.215.9415 | [dbrowning92@gmail.com](mailto:dbrowning92@gmail.com)



# Aerial Map

6220 Indiana Avenue, Kansas City, Missouri 64130



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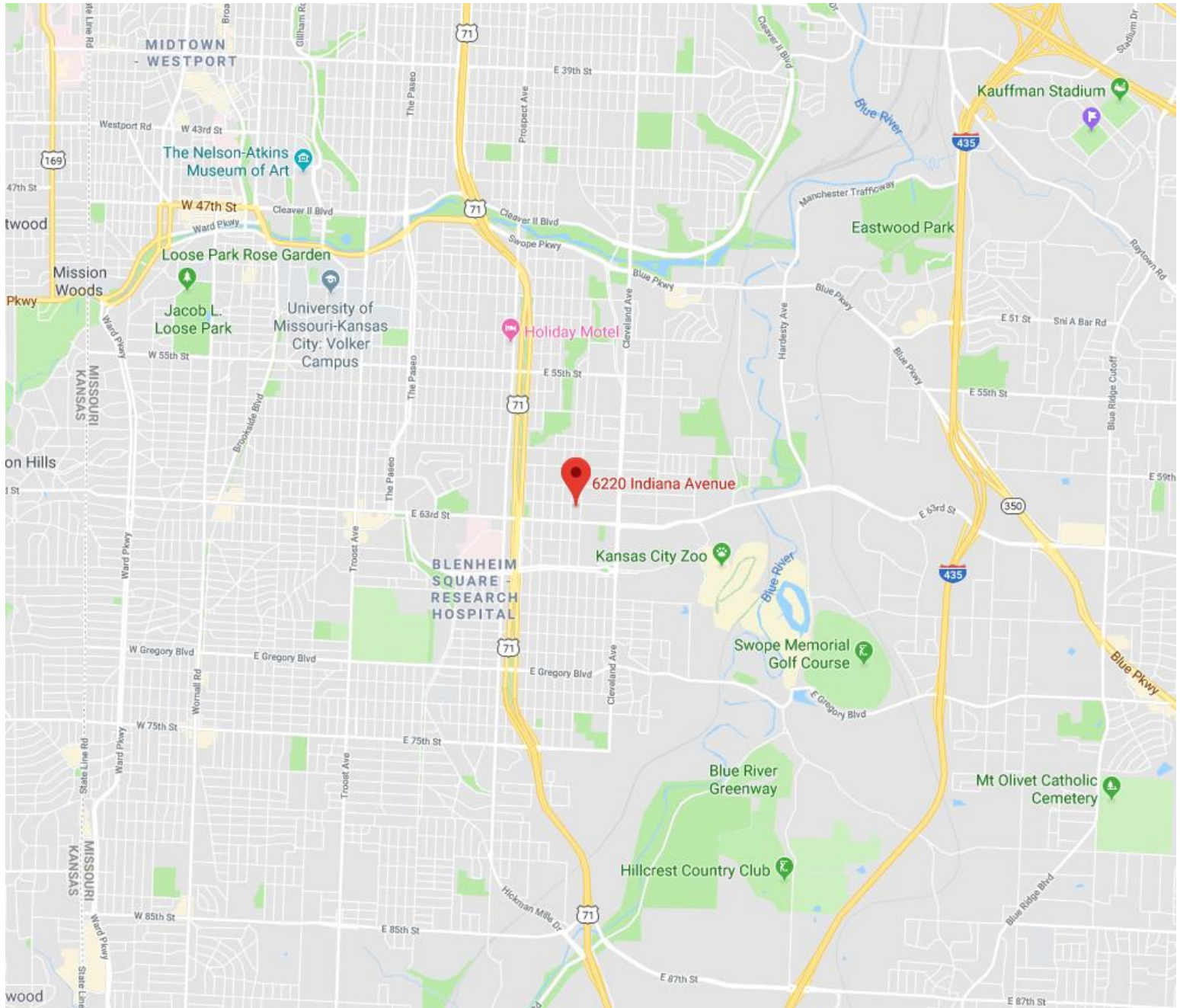
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# Location Map

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