



West Ridge Gardens

Skilled Nursing Facility

11906 Jessica Lane,

Raytown, Missouri

FOR SALE or LEASE

BY

OWNER

A Tutera Facility



7611 State Line Road, Suite 315
Kansas City, MO 64114

Phone: (816) 444-0900

Jeff Taylor

**GREAT EXPOSURE On Westridge Road
& Hwy 350**



Westridge Gardens

11906 Jessica Lane
Raytown, Missouri

Legend

- 📍 11906 Jessica Ln
- W Circle K
- 🚚 Public Storage

11906 Jessica Ln

Google Earth

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600 ft



Property:

- Price: \$2,000,000.00
- Total Market Value (County Assessor) \$2,900,000.00
- Building 34,216 Sq ft
- Property (Land) 4.71 acres

Amenities include:

- 60 Resident Rooms
- Spa Room
- Full kitchen and Cafeteria
- Beauty Shop
- Laundry Room
- Emergency Back-up Generator
- Great access from Highway 350
- Solar panels on roof to reduce utility expense
- Complete Security system in place

Demographics

Population	1 mile 4,884	3 miles 37,417
Households	1,966	15,045
Daily Traffic count:	Westridge Rd. & Blue Parkway	16,979

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