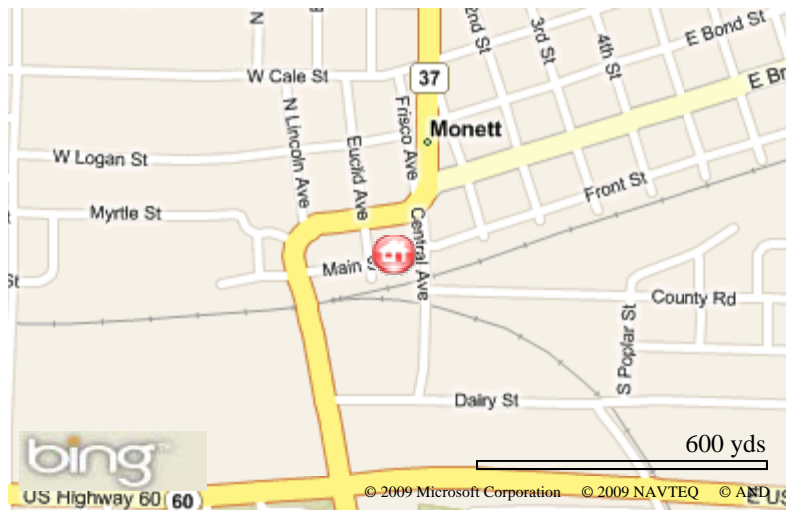


Monett

100 W MAIN STREET

Asking: \$199,500



3 Overhead Doors 2 with openers, O.H. on West side is 13.6 can load/unload from flatbed NOT box truck. CH/A covers 1394 s/f on West side. Warehouse space is 14,606 s/f has 3 overhead heaters, NO cooling. Overhead door heights are 11.11x12.6 w/opener; 11.11x13.6 w/opener; 10.3x12.3 no opener. Warehouse and Office on separate Gas Meters. 2 /3 of roof have Steel Trusses. Office Area set up currently with SBC wireless and outlets are hooked up for networking. Scales stay. Great Buy @ \$12.46/s.f.

MLS #	95385	# Floors	1	Type of Property	COMMER
Status	ACTIVE	Type of Floors	CONCR	Tenant 1	
City	Monett	Ceiling Height		Tenant 1 Rent/Month	
County	Barry	Overhead Doors	3	Tenant 1 Util/Furn	
Inside City Limits	Yes	Sprinkler	NO	Tenant 2	
Type	Commercial	Paved Street	YES	Tenant 2 Rent/Month	
Occupant Type	Owner	Parking	AMPLE	Tenant 2 Util/Furn	
Number of Units	1	Dock	2	Tenant 3	
Age (Actual)	69	Rm for Expan	NO	Tenant 3 Rent/Month	
Year Built	1940	Office Area	YES	Tenant 3 Util/Furn	
Lot Size	163x108	Kitchen Area	YES	Tenant 4	
Total Sq Footage	16000	# Restrooms	2	Tenant 4 Rent/Month	
LPD Y/N	No	Zoning	COMMER	Tenant 4 Util/Furn	

Schools **Monett R-I** County Taxes **1402.00** Zoned **Yes**

Directions **CORNER OF MAIN AND CENTRAL**

Sec **31** Associated Document [2](#)
 Rng **27** Count
 Twn **26**

CONSTRUCTION	Brick, Steel, Vinyl	SEWER	City
ROOF TYPE	Metal, Tar/Gravel	WATER	City
HEATING	Forced Air Gas, Overhead	GAS	Natural
COOLING	Central Air Electric, Ceiling Fans	POSSESSION	Negotiable
STORMS/SCREENS	None	TOWN	Monett
INSULATION	Unknown	HOW TO SHOW	Call Office, Sign On Property, Appointment
BASEMENT	None	ELECTRIC	City



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 www.ckkrealty.com
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This information is deemed reliable, but not guaranteed.

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