

**Monett**

**101 S Lincoln**

**Asking: \$49,500**



**Can be purchased as a turn-key operation that has a very well established business for \$80,000 which includes all equipment and inventory, list available OR only the building for \$49,500 for any type of business venture. Newer CH /A, wiring, plumbing, interior walls, water heater and bath fixtures.**

MLS #	<b>97589</b>	# Floors	<b>On</b>	Type of Property	<b>Comm</b>
Status	<b>ACTIVE</b>	Type of Floors	<b>Conc</b>	Tenant 1	
City	<b>Monett</b>	Ceiling Height	<b>8'</b>	Tenant 1 Rent/Month	
County	<b>Barry</b>	Overhead Doors	<b>None</b>	Tenant 1 Util/Furn	
Inside City Limits	<b>Yes</b>	Sprinkler	<b>No</b>	Tenant 2	
Type	<b>Commercial</b>	Paved Street	<b>Yes</b>	Tenant 2 Rent/Month	
Occupant Type	<b>Owner</b>	Parking	<b>Ample</b>	Tenant 2 Util/Furn	
Number of Units	<b>1</b>	Dock	<b>None</b>	Tenant 3	
Age (Actual)	<b>17</b>	Rm for Expan	<b>Yes</b>	Tenant 3 Rent/Month	
Year Built	<b>1993</b>	Office Area	<b>Yes</b>	Tenant 3 Util/Furn	
Lot Size	<b>See Legal</b>	Kitchen Area	<b>Yes</b>	Tenant 4	
Total Sq Footage	<b>1440</b>	# Restrooms	<b>On</b>	Tenant 4 Rent/Month	
LPD Y/N	<b>No</b>	Zoning	<b>C</b>	Tenant 4 Util/Furn	

Schools **Monett R-I** County Taxes **497.89** Zoned **Yes**

Directions **On Hwy. 37 Viaduct @ Lincoln turn South...third building**

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CONSTRUCTION	<b>Steel</b>	SEWER	<b>City</b>
ROOF TYPE	<b>Metal</b>	WATER	<b>City</b>
HEATING	<b>Forced Air Gas</b>	GAS	<b>Natural</b>
COOLING	<b>Central Air Electric</b>	POSSESSION	<b>Negotiable</b>
STORMS/SCREENS	<b>None</b>	TOWN	<b>Monett</b>
INSULATION	<b>Unknown</b>	HOW TO SHOW	<b>Lockbox, Sign On Property, Appointment</b>
BASEMENT	<b>None</b>	ELECTRIC	<b>City</b>



**GLENNA KRAFT**  
**Cell: (417) 235-4424**  
**glenna@ckkrealty.com**  
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**CROWN DOUBLE K REALTY**  
**825 HWY 60 EAST Suite A**  
**MONETT MO 65708**  
**Main: (417) 235-5231**

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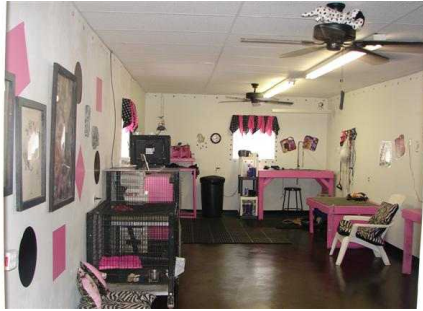


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