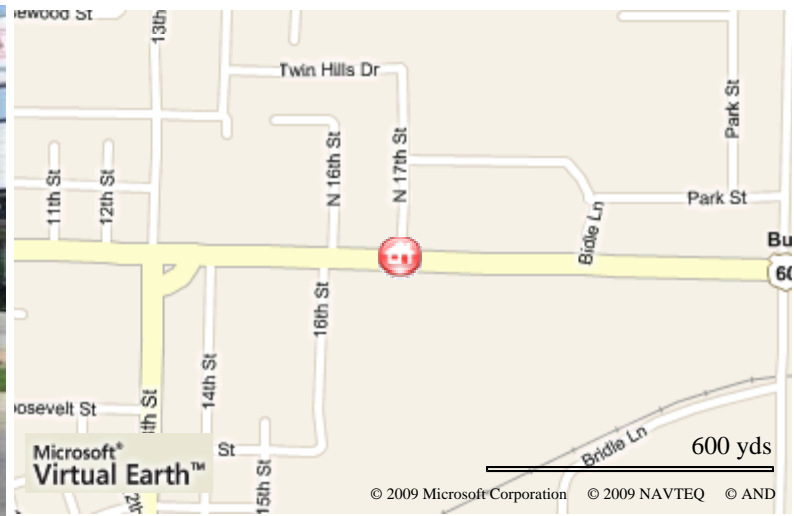


**Monett**

**1515 E CLEVELAND AVE.**

**Asking: \$245,000**



**You can't buy the lot and build the building for this price. Great commercial location on corner lot. Centrally located between Monett High School and Monett Intermediate School on high traffic area of Bus. 60. 2,500 sq. ft. newer constructed all brick, maintenance free building that would be suitable for a variety of tenants. Current appraisal on file.**

MLS #	<b>95328</b>	# Floors		Type of Property	<b>COMM</b>
Status	<b>ACTIVE</b>	Type of Floors		Tenant 1	
City	<b>Monett</b>	Ceiling Height		Tenant 1 Rent/Month	
County	<b>Barry</b>	Overhead Doors		Tenant 1 Util/Furn	
Inside City Limits	<b>Yes</b>	Sprinkler		Tenant 2	
Type	<b>Commercial</b>	Paved Street		Tenant 2 Rent/Month	
Occupant Type	<b>Tenant Lease</b>	Parking		Tenant 2 Util/Furn	
Number of Units		Dock		Tenant 3	
Age (Actual)	<b>6</b>	Rm for Expan		Tenant 3 Rent/Month	
Year Built	<b>2002</b>	Office Area	<b>YES</b>	Tenant 3 Util/Furn	
Lot Size		Kitchen Area	<b>YES</b>	Tenant 4	
Total Sq Footage	<b>2560</b>	# Restrooms	<b>2</b>	Tenant 4 Rent/Month	
LPD Y/N	<b>No</b>	Zoning		Tenant 4 Util/Furn	

Schools	<b>Monett R-I</b>	County Taxes		Zoned	<b>Yes</b>
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Directions **13TH ST., EAST ON CLEVELAND AVE, PROPERTY ON SOUTH SIDE OF ROAD**

Sec	<b>32</b>	Associated Document	<b>0</b>
Rng	<b>27</b>	Count	
Tw	<b>26</b>		



**SAM/BECKY GREEN**  
 Cell: (417) 737-1246  
 remax@mo-net.com

**RE/MAX PROPERTIES-M**  
 855 E HWY 60  
 MONETT MO 65708  
 Main: (417) 235-2200



04/13/2009 09:45 AM

This information is deemed reliable, but not guaranteed.

MLS# 95328

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