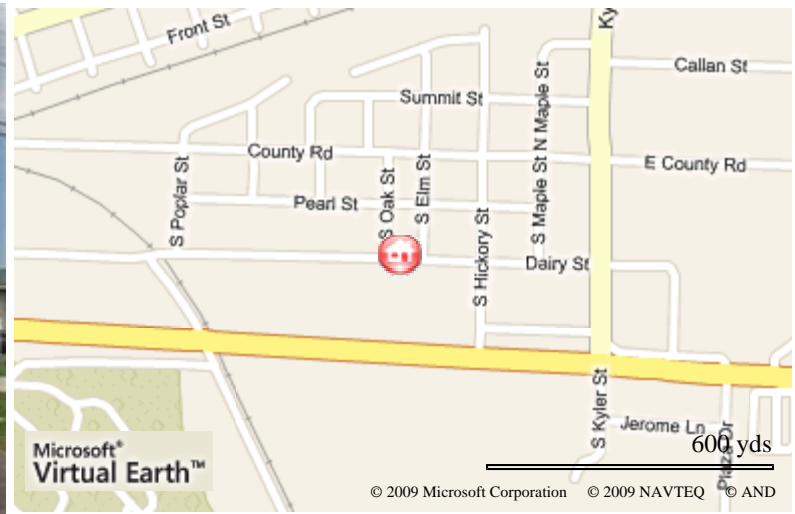


Monett

402 E Dairy St.

Asking: \$110,000



Located on corner lot in Monett. Great investment opportunity. Currently leased with a great rate of return. Potential office space for many purposes.

| | | | | | |
|--------------------|---------------------|----------------|------------|---------------------|---------------|
| MLS # | 95622 | # Floors | 1 | Type of Property | Office |
| Status | ACTIVE | Type of Floors | | Tenant 1 | |
| City | Monett | Ceiling Height | 8ft | Tenant 1 Rent/Month | |
| County | Barry | Overhead Doors | no | Tenant 1 Util/Furn | |
| Inside City Limits | Yes | Sprinkler | | Tenant 2 | |
| Type | Commercial | Paved Street | yes | Tenant 2 Rent/Month | |
| Occupant Type | Tenant Lease | Parking | yes | Tenant 2 Util/Furn | |
| Number of Units | | Dock | | Tenant 3 | |
| Age (Actual) | 38 | Rm for Expan | yes | Tenant 3 Rent/Month | |
| Year Built | 1970 | Office Area | | Tenant 3 Util/Furn | |
| Lot Size | 91.5 x 140 | Kitchen Area | yes | Tenant 4 | |
| Total Sq Footage | 1404 | # Restrooms | 1 | Tenant 4 Rent/Month | |
| LPD Y/N | Yes | Zoning | | Tenant 4 Util/Furn | |

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

Directions **Hwy 60 to Kyler, north. West on Dairy St., property on right.**

Sec **32** Associated Document **0**
 Rng **27** Count
 Twn **26**

| | | | |
|----------------|-----------------------------|-------------|---------------------------------|
| CONSTRUCTION | Brick, Vinyl | SEWER | City |
| ROOF TYPE | Composition | WATER | City |
| HEATING | Forced Air Gas | GAS | Natural |
| COOLING | Central Air Electric | POSSESSION | Lease Option |
| STORMS/SCREENS | Thermo | TOWN | Monett |
| INSULATION | Ceiling, Wall | HOW TO SHOW | Call Office, Appointment |
| BASEMENT | None | ELECTRIC | City |



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



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This information is deemed reliable, but not guaranteed.

MLS# 95622

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