

**Monett**

**418 E Broadway**

**Asking: \$59,000**



**Great place to locate your business downtown on Broadway. New electrical 400 amp service. Roof in good condition and has new gutters. Being sold as is. The front rents for \$650.**

MLS # <b>97275</b> Status <b>ACTIVE</b> Type <b>Commercial</b> Area <b>Monett</b> Class <b>Commercial/Industrial</b> Sale/Rent <b>For Sale</b> Approx Square Footage <b>3001 to 5000</b> Lot Size <b>Less Than 1 Acre</b> Inside City Limits <b>Yes</b> Age (Range) <b>Over 50 Years</b> Occupant Type <b>Vacant Building</b> County <b>Barry</b> Zoned <b>Yes</b>	Number of Units Number of Acres Age (Actual) <b>110</b> Year Built <b>1900</b> Lot Size <b>26 X 140</b> Type of Property <b>Commer</b> # Floors <b>2</b> Type of Floors Ceiling Height Overhead Doors Sprinkler	Paved Street <b>Yes</b> Parking Dock Rm for Expan Office Area Kitchen Area # Restrooms <b>1</b>
--	---	---

Schools **Monett R-I** County Taxes City Taxes

Directions **Downtown on Broadway.**

Tenant 1	Ten1Rent	Tenant 1 Util/Furn
Tenant 2	Ten2Rent	Tenant 2 Util/Furn
Tenant 3	Ten3Rent	Tenant 3 Util/Furn
Tenant 4	Ten4Rent	Tenant 4 Util/Furn

CONSTRUCTION	<b>Brick</b>	GAS	<b>Natural</b>
ROOF TYPE	<b>Tar/Gravel</b>	POSSESSION	<b>At Closing</b>
HEATING	<b>Forced Air Gas</b>	TOWN	<b>Monett</b>
COOLING	<b>Central Air Electric</b>	WATER	<b>City</b>
STORMS/SCREENS	<b>None</b>	SEWER	<b>City</b>
INSULATION	<b>Unknown</b>	TYPE FLOORS	<b>Wood</b>
ELECTRIC	<b>City</b>		



**KEITH & BRENDA E MCCRACKEN**  
 Cell: (417) 236-4129  
 keith.monett@gmail.com

**Century 21 Properties Unlimited**  
 403 Plaza Drive  
 Monett MO 65708  
 Office: (417) 235-6800



05/18/2010 02:37 PM

This information is deemed reliable, but not guaranteed.

**MLS# 97275**

**418 E Broadway**

**\$59,000**



**KEITH & BRENDA E MCCRACKEN**  
Cell: (417) 236-4129  
keith.monett@gmail.com

**Century 21 Properties Unlimited**  
403 Plaza Drive  
Monett MO 65708  
Office: (417) 235-6800



05/18/2010 02:37 PM