

**Monett**

**601 S Kyler**

**Asking: \$299,000**



In past has been used as a fitness center. Pool has been filled with gravel & topped with 8" of concrete. Three Racket Ball Rooms still in useable condition. Sauna & Locker Rooms have been removed. Many community functions could be established in area. 10' Overhead door recently installed. Some remodeling completed at time insulation removed from ceiling, but will remain with property.

MLS #	<b>96188</b>	# Floors	<b>1</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		Tenant 1 Rent/Month	
County	<b>Barry</b>	Overhead Doors	<b>One</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>Vacant Building</b>	Parking	<b>Ample</b>	Tenant 2 Util/Furn	
Number of Units	<b>1</b>	Dock	<b>No</b>	Tenant 3	
Age (Actual)	<b>27</b>	Rm for Expan	<b>Yes</b>	Tenant 3 Rent/Month	
Year Built	<b>1982</b>	Office Area	<b>Yes</b>	Tenant 3 Util/Furn	
Lot Size		Kitchen Area	<b>No</b>	Tenant 4	
Total Sq Footage	<b>9645</b>	# Restrooms	<b>4</b>	Tenant 4 Rent/Month	
LPD Y/N	<b>No</b>	Zoning	<b>Indust</b>	Tenant 4 Util/Furn	

Schools **Monett R-I** County Taxes **\$2300** Zoned **Yes**

Directions **Hwy. 60 and Kyler turn South, last building and property at end of Kyler on East side.**

Sec **5** Associated Document **0**  
 Rng **27** Count  
 Twn **25**

CONSTRUCTION	<b>Steel</b>	SEWER	<b>City</b>
ROOF TYPE	<b>Metal</b>	WATER	<b>City</b>
HEATING	<b>Forced Air Electric</b>	POSSESSION	<b>At Closing</b>
COOLING	<b>Central Air Electric</b>	TOWN	<b>Monett</b>
STORMS/SCREENS	<b>None</b>	HOW TO SHOW	<b>Call Office, Vacant, Sign On Property</b>
INSULATION	<b>Unknown</b>	ELECTRIC	<b>City</b>
BASEMENT	<b>None</b>		



**GLENNA KRAFT**  
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This information is deemed reliable, but not guaranteed.

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