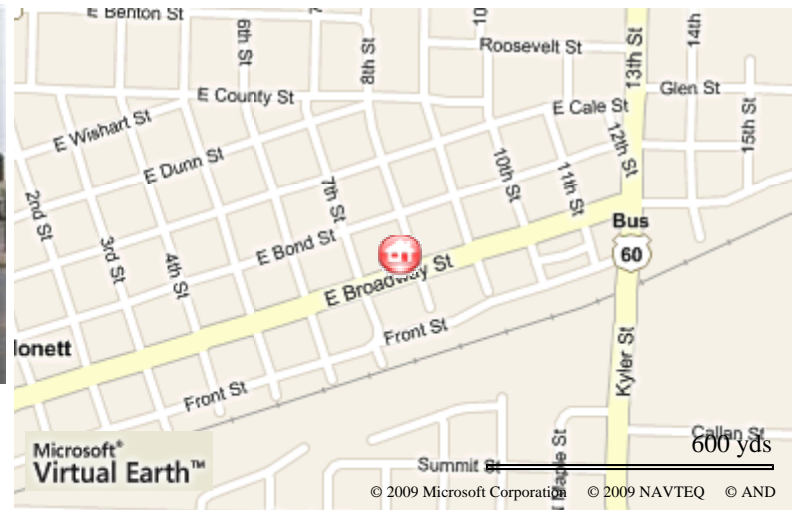


**Monett**

**722 E Broadway Street**

**Asking: \$74,900**



**Nice building on Broadway in Monett with many possibilities such as a gift shop, clothing store, offices, beauty shop or even a tea room or internet cafe. Offers ample parking, CH/A, storage room with sink, ample storage & 2-50 gal elect water heaters, restroom, & additional storage closet. Room for expansion in back. Great location and price!**

MLS #	<b>96046</b>	# Floors	<b>1</b>	Type of Property	
Status	<b>ACTIVE</b>	Type of Floors	<b>concr</b>	Tenant 1	
City	<b>Monett</b>	Ceiling Height	<b>9'</b>	Tenant 1 Rent/Month	
County	<b>Barry</b>	Overhead Doors	<b>no</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>yes</b>	Tenant 2 Util/Furn	
Number of Units	<b>1</b>	Dock	<b>no</b>	Tenant 3	
Age (Actual)	<b>37</b>	Rm for Expan	<b>yes</b>	Tenant 3 Rent/Month	
Year Built	<b>1972</b>	Office Area	<b>yes</b>	Tenant 3 Util/Furn	
Lot Size	<b>24x140</b>	Kitchen Area	<b>yes</b>	Tenant 4	
Total Sq Footage	<b>1020</b>	# Restrooms	<b>1</b>	Tenant 4 Rent/Month	
LPD Y/N	<b>No</b>	Zoning	<b>Commer</b>	Tenant 4 Util/Furn	

Schools **Monett R-I** County Taxes **411.95** Zoned **Yes**

Directions **West on Broadway from intersection of Kyler/13th Street & Broadway to property on North side of road. Sign out front.**

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CONSTRUCTION	<b>Concrete Block</b>	SEWER	<b>City</b>
ROOF TYPE	<b>Composition</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>Thermo</b>	HOW TO SHOW	<b>Call Office, Sign On Property, Appointment</b>
INSULATION	<b>Ceiling, Wall</b>	ELECTRIC	<b>City</b>
BASEMENT	<b>None</b>		



**Kenneth Knaust**  
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 kenneth@shfarmssupply.com  
**United Country Castle & Ranch, LLC**  
 622 Broadway  
 Monett MO 65708



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This information is deemed reliable, but not guaranteed.

MLS# 96046

722 E Broadway Street

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