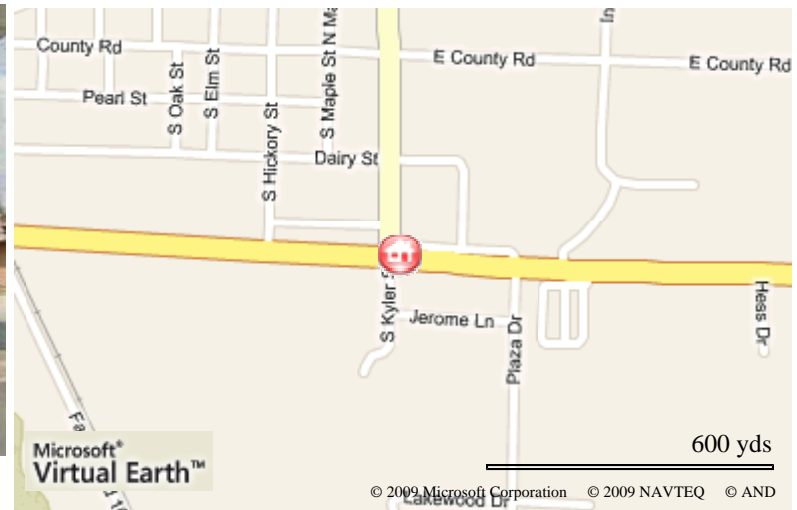


**Monett**

**812 E Hwy. 60**

**Asking: \$275,000**



**Owners carry only a Beer License. Sellers will remain for 30 days after closing for training. Purchase price INCLUDES in store Inventory. DOES NOT INCLUDE unused Fuel. Books will be disclosed by owners CPA upon signed Letter of Confidentiality.**

MLS #	<b>90687</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	<b>10'</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>Owner</b>	Parking	<b>Yes</b>	Tenant 2 Util/Furn	
Number of Units	<b>1</b>	Dock	<b>No</b>	Tenant 3	
Age (Actual)	<b>20</b>	Rm for Expan	<b>Yes</b>	Tenant 3 Rent/Month	
Year Built		Office Area	<b>Yes</b>	Tenant 3 Util/Furn	
Lot Size	<b>109 x 270</b>	Kitchen Area	<b>Yes</b>	Tenant 4	
Total Sq Footage	<b>2500</b>	# Restrooms	<b>2</b>	Tenant 4 Rent/Month	
LPD Y/N	<b>No</b>	Zoning	<b>Yes</b>	Tenant 4 Util/Furn	

Schools **Monett R-I** County Taxes **\$1,877.77** Zoned **Yes**

Directions **Corner of Hickory and Hwy. 60 .**

Sec Associated Document **0**  
Rng Count  
Twn

CONSTRUCTION	<b>Concrete Block</b>	SEWER	<b>City</b>
ROOF TYPE	<b>Composition</b>	GAS	<b>Natural</b>
HEATING	<b>Forced Air Gas</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, Appointment</b>
INSULATION	<b>Ceiling</b>	ELECTRIC	<b>City</b>
BASEMENT	<b>None</b>		



**GLENNA KRAFT**  
 Cell: (417) 235-4424  
 glenna@ckkrealty.com  
 www.ckkrealty.com  
**CROWN DOUBLE K REALTY**  
 825 HWY 60 EAST Suite A  
 MONETT MO 65708  
 Main: (417) 235-5231



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This information is deemed reliable, but not guaranteed.

MLS# 90687

812 E Hwy. 60

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