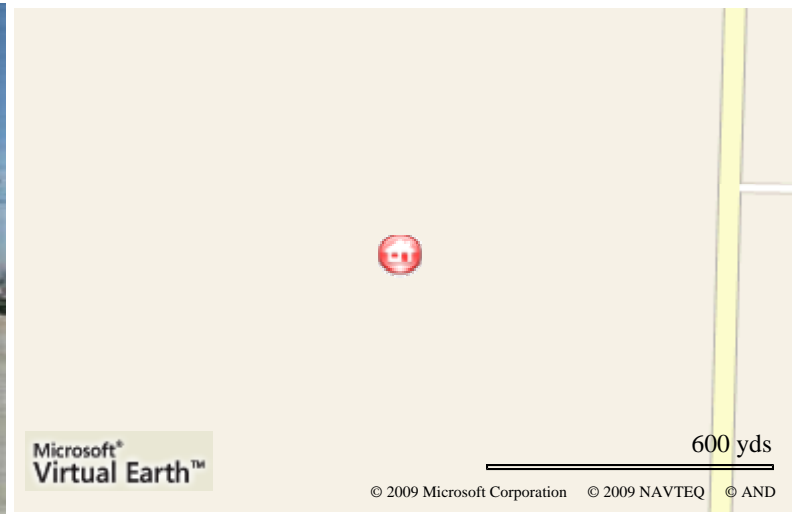


Monett

0 North West Corner of Hwy.

Asking: \$225,000



Well maintained Gas/Convenience Store on the corner of two state highways. Property is priced to sell. Lot is large enough for expansion of current building or additional development. Located adjacent to Monett Municipal Airport.

| | | | | | |
|--------------------|------------------------|----------------|----------|---------------------|----------|
| MLS # | 95043 | # Floors | 1 | Type of Property | Tenant 1 |
| Status | ACTIVE | Type of Floors | | Tenant 1 Rent/Month | |
| City | Monett | Ceiling Height | | Tenant 1 Util/Furn | |
| County | Barry | Overhead Doors | | Tenant 2 | |
| Inside City Limits | No | Sprinkler | | Tenant 2 Rent/Month | |
| Type | Commercial | Paved Street | y | Tenant 2 Util/Furn | |
| Occupant Type | Vacant Building | Parking | y | Tenant 3 | |
| Number of Units | 1 | Dock | | Tenant 3 Rent/Month | |
| Age (Actual) | 12 | Rm for Expan | y | Tenant 3 Util/Furn | |
| Year Built | | Office Area | | Tenant 4 | |
| Lot Size | 1.5 acres m/l | Kitchen Area | | Tenant 4 Rent/Month | |
| Total Sq Footage | 2458 | # Restrooms | 2 | Tenant 4 Util/Furn | |
| LPD Y/N | No | Zoning | | | |

| | | | |
|---------|--------------|-------|----------------|
| Schools | County Taxes | Zoned | Unknown |
|---------|--------------|-------|----------------|

Directions Hwy. 60 West of Monett to the junction of 60 and 97. Property is on the Northwest corner.

Sec Associated Document **0**
 Rng Count
 Twn

ROOF TYPE **Metal** POSSESSION **At Closing, Negotiable**
 BASEMENT **None** TOWN **Pierce City**
 HOW TO SHOW **Call Office, Appointment**



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.

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