

**FOR SALE** SELF-STORAGE / UPSIDE IN RENTS



**4880 S 139<sup>TH</sup> RD.**

**Bolivar, MO 65613**

**\$689,900**

*For more information contact:*

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**REECE**

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

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## Property Details

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- 89 Storage Units + Leasable Freestanding Office
- Ideally Positioned with High Visibility Along MO-13. Median Cut Captures Southbound Traffic
- Large Signage
- 13,606 SQFT - \$50.71/SQFT
- Recreational Hub - Stockton Lake, Pomme De Terre Lake, Truman Lake all within Corridor.
- First Major Facility Traffic Encounters Northbound from the Area's Largest MSA

## Improvements Detail

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- Construction: Concrete Floors, Wood Framing, Metal R-Panel Siding
- Driveways: Gravel
- Utilities: Electric, Well, Septic (Shared), Propane (Office)

## Unit Mix

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|--------------------|-----------------------|
| • (38) 10x20       | Current Rent: \$55    |
| • (2) 10x30        | Current Rent: \$65    |
| • (38) 12x13       | Current Rent: \$45    |
| • (6) 12x26        | Current Rent: \$100   |
| • (5) 5x10         | Current Rent: \$35    |
| • (1) 20x20 Office | Pro-Forma Rent: \$500 |



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The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024

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