

# FOR LEASE

1717 West 7th St., Stes 1,3. Joplin, MO

**PRICE REDUCED !!**



1717 W. 7th St. - Joplin, MO  
Warehouse/Retail/Office

**BUTTRAM**  
COMMERCIAL  
REAL ESTATE, LLC

## GENERAL INFORMATION:

SUITE 1:	
SIZE:	35,000 SF
TERM:	Negotiable
RENTAL RATE:	\$5.25 <del>6</del> /SF/Year
RENT TYPE:	Triple-Net
YEAR BUILT:	1987
YEAR RENOVATED:	2003/2024
SUITE 3:	
SIZE:	29,000 SF
TERM:	Negotiable
RENTAL RATE:	\$5.25 <del>6</del> /SF/Year
RENT TYPE:	Triple-Net
YEAR BUILT:	1987
YEAR RENOVATED:	2003



## PROPERTY INFORMATION

Former retail/office building well-suited to those uses or industrial conversion. All new HVAC throughout the building. Pricing is for "as-is" condition; landlord will entertain Tenant Improvements with modified pricing. Adjacent suite has been leased to long term regional tenant. Triple-net expenses are only \$.77 per square foot.

[ADDITIONAL INFORMATION](#)

[CONTACT US](#)

[VIEW MORE LISTINGS](#)

[INTERACTIVE MAP](#)



### CONTACT

**ALAN OR PATRICK BUTTRAM**  
(417) 850-0240 Alan's Cell  
(417) 434-7846 Patrick's Cell  
alan@bcre1.com  
bcre247@gmail.com  
**1931 E. 20th, Suite 104**  
**Joplin, MO 64804**  
(417) 782-4010 Office  
www.bcre1.com

*Joplin's #1 Commercial MLS Agent*

### WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.

**PICE REDUCED!!**