

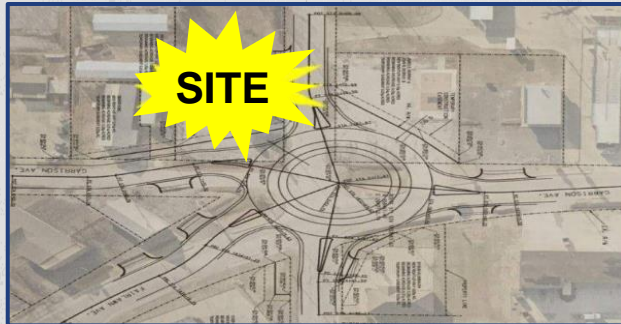
FOR SALE

2205 S. Garrison Ave - Carthage, MO



GENERAL INFORMATION

SALE PRICE:	\$329,000
LOT SIZE:	IRR
TOTAL ACREAGE:	0.32 Acres
BUILDING SIZE:	1,968 SF
ZONING:	C3



PROPERTY INFORMATION

1,968 SF former restaurant located at the corner of Elk & Garrison. Currently Modot is constructing a 5-way roundabout. (See above)

Dining area is open span with exhaust hood in place in kitchen. New roof in 2018 and fresh paint on the exterior. Drive thru window. Could easily be converted to any commercial use. Traffic count 10K daily.

[ADDITIONAL INFORMATION](#)

[CONTACT LISTING AGENT](#)

[INTERACTIVE MAP](#)

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WHY CONSIDER JOPLIN?

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

**CONTACT
JOHN HYMAN**
(417) 782-4010 Office
(417) 437-9051 Cell
johnhyman@hotmail.com

**1931 E. 20th, Suite 104
Joplin, MO 64804**
(888) 812-8483 Fax
www.bcre1.com



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