



60316097 Commercial-All Types

Industrial Active

County: Barry
 Aprx Lot Size (Acres): 1.77
 Aprx Year Built: 1956
 Occupant Type: Owner
 Lake/River: None
 Agreement Type: Exclusive Right To Sell
 Sign on Property: Yes
 Garage/Carport: No

List Price: \$1,375,000
 Original List Price: \$1.38
 List Price/SqFt: 48.85
 SqFt - Total: 28,150
 Section: 31
 Township: 26
 Range: 27
 Inside City Limits: Yes
 Construction Status: Existing
 Foreclosure/Short Sale: No

Directions: At corner of Hwy. 37 & Dairy St., turn East property on South side.

Legal Description: Monett Land Lot: Pt. SESW-Sec.31; Twn. 26; Rng.27

Agent Remarks: Commercial Non-Disclosure Agreement found in Documents must be provided prior to disclosure of financials/job contracts. Appointment must be made with L.A. so that entry can be made with seller. Seller pays \$1,575 for Flood Insurance. Per the seller there has never been water inside the building.

Marketing Remarks: First time on the market this Commercial Job Shop with CNC Mills & Lattes has 12 Employees and includes all Furniture, Fixtures & Equipment (FF&E). List of all equipment can be found in Documents. There is One Loading Dock with 16' Door. Located on High Visibility Corner of Hwys. 37 & 60. Seller is committed to a smooth transition with full transparency during due diligence.

Details	Dock Information	Tax & Legal
<p>Financing: Cash; Conventional How to Show: Appt. Only; See Remarks Showing Service: None Lockbox: LB Type: None County: Barry View: City; Golf Course Miscellaneous: 3 Phase; Delivery Door(s); Fixtures/Furniture; Garage Bay(s) Utilities Available: Electric; Gas; High Speed Internet Access; Public Sewer; Public Water Business Type: Manufacturing; Warehouse</p>	<p>Parking: 20+ Spaces; Private Drive Heating: Forced Air; Gas Cooling: Central; Electric Restrooms: 4 Waterfront/View: None Roof: Flat Roof</p>	<p>Real Estate Tax: 3,647.13 RE Tax Provided By: Owner Parcel ID: 0030390310030230001000 2025 Transaction Type: Sale Listing Info: Owner Agent: No; Listing Broker Is?: Seller's Agent</p>

 <p>Presented by Glenna L. Kraft Crown Double K Realty 825 Hwy 60 Ste A Monett, MO 65708 Office Phone: 417-235-5231 Agent Phone: 417-235-4424 glenna@ckkrealty.com 1999023458</p>	<p>Listing Office: Crown Double K Realty 523000012 417-235-5231 License #:000007822 Listing Member: Glenna L. Kraft 523000115 License #: 1999023458 glenna@ckkrealty.com LB Type: None Showing Instructions: Must give 24 hr. notice to show. Property Sub-Type: Industrial Financing: Cash; Conventional Sign on Property: Yes</p>	<p>Agent Cell Ph: 417-235-4424 Office Ph: 417-235-5231 Listing Broker Is?: Seller's Agent</p>	<p>Owner Name: Roderick Arms & Tools Corp. Owner Agent: No</p>
		<p>Status Change Date: 02/24/2026 Begin Date: 02/23/2026 Cumulative DOM: 16 Days On Market: 16 End Date: 12/31/2026</p>	