

Commercial 244924

501 S Main Street, Joplin, MO 64801

Status: Active Listing Price: \$3,975
Lease Amount: \$3,975

County:	Jasper	Area:	02 - Joplin City - NE
Commercial Type:	Commercial	Year Built:	1917
List Price/SqFt:	0.57	Unit #:	
Age:	Historic	Total Acres:	0.19
In City Limits:	Yes	Variable Acres:	No
Lot Size:	65 x 125	Road Frontage:	65
Sale/Lease:	Lease	Zoning:	C-2
Lease Amount:	3,975	Taxes Assessed:	Yes
Parcel #:	33-009478-0000	Tax Type:	Both
Electricity On:	Yes	Total Tax:	
Tax Value Available:	No	REO/Foreclosure:	No
No Tax Value	Portion of building. Owner	Owner/ Agent:	No
Explanation:	pays taxes.		



Gas Meters:		Electric Meters:		Water Meters:	
Total Parking Spaces:		Parking:	On Street		
Apx Total SqFt: 7,000		Apx SqFt - Retail: 7,000		Sq Ft Source: Appr Measure - Agent	
Features: Columns; Display Window; Elevator; Entrance - Common; Entrance - More than 1; Sprinkler System					
Utilities: Elec - Liberty; Natural Gas; Sewer - City; Water - City					
Solar: No					
Basement: No					
Basement/Foundation: Poured					
Current Use: General Retail					
Fencing: None					
Rd Access/Maint: Access - Paved; Access - State; Maint - State					
Tenant Pays: Electric					
Ceiling Height: 16 Ft Clear					
Traffic Count: 10K - 15K					
Possession: At Close; Negotiable					
Location: Downtown Dist; Historical					
Lease: Gross					
Heating: Forced Air					
Lockbox Location: Lockbox Type: None					
Flooring: Ceramic; Concrete; Hardwood					
Financing: Cash; Conventional					
Cooling: Central					
Roof: Rolled					
Property Condition: Existing Structure					

Directions: Southeast corner 5th and Main.

Public Remarks: rare opportunity to position your business at the highly visible corner of 5th & Main, in Joplin's downtown district. This expansive 7,000 sq ft first-floor commercial space within the Historic Christman Building offers unbeatable exposure with storefront windows facing busy Main Street, making it ideal for retailers, offices, or showrooms. One of the major advantages of this location is its proximity to the rapidly growing downtown residential population. With an increasing number of lofts, apartments, and townhomes nearby, you'll benefit from a built-in customer base of local residents who appreciate the convenience of having services, retail, and dining options just steps from their homes.

Lease Terms: Modified Gross**CID/CIP:** No**Listing Provided Courtesy of:** GLENN GROUP LLC 417-825-8213, Lic. # 2006022522

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