

FOR SALE

±7.96 ACRES W/ BUILDING



10088 FR 2160

CASSVILLE, MO, 65625

\$298,500

Property Details

- High Visibility to MO-37 (7,045 AADT)
- Unzoned
- Annexation Potential
- Ideal Light-Flex Industrial Site

For more information contact:

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Summary:

Now available as an exclusive offering is this ±7.96 unzoned tract with a ±1,932 industrial building.

The site resides on the border of the city limits of Cassville, MO and has a strong case for annexation into a C-2 district. The site has excellent visibility along Highway 37 (average daily traffic 7,045). There are three means of access off of black top - one from Farm Road 2160, and others from Old 37 Highway at the rear of the property—providing convenient entry and exit options.

This site would be a strong candidate for multi-tenant light flex industrial (where similar sub-markets have asking rents of \$15/sqft/yr) or potential multi-home development.

Improvements include a 50' x 46' shop divided into two sections, plus a 24' x 18' office space that has been converted into an apartment. The main shop area is steel framed features an 11-foot overhead garage door with opener, while the second section includes an additional overhead door with opener.

Property is equipped with natural gas and electric, as well as a private well and septic system, making it ready for immediate use. The site has the availability of city water and sewer approximately 1,800ft to the East.



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