

# FOR SALE

3111 McClelland Blvd., Joplin, MO



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Joplin, MO 8,976 SF

**BUTTRAM**  
COMMERCIAL  
REAL ESTATE, LLC

## GENERAL INFORMATION:

OFFICE SIZE: 4,488 SF  
BASEMENT SIZE: 4,488 SF  
PRICE: \$650,000  
YEAR BUILT: 1975  
ACRES: 0.70 acres

IN BOTH JASPER AND NEWTON  
COUNTIES.

## PROPERTY INFORMATION:

Office building in heart of planned development with various office and medical office uses. All masonry (brick/stone) with full basement.

Unfinished basement has outside access with 3 overhead garage doors.

[ADDITIONAL INFORMATION](#)

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[INTERACTIVE MAP](#)



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Since 1993*



## 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.