

Property Client Full

110 W Mason Street, Odessa, MO 64076
 MLS#: **2607800** Status: **Active**
Commercial
 Area: **210 - Lafayette County, Mo**

County: **Lafayette** L Price: **\$275,000**



Type: **Warehouse**
 Use: **Other, See Remarks**
 Tot SF: **4,000** # Stories: **1** Zone: **C-1**
 Min SF: **4,000** Max SF: **4,000** Brk ID: **HERE**
 Lsz: **12,250 - Square Feet** Agt ID: **OLIVERBS**
 Name: **JHW Investments**
 L/S: **Sale**
 Age: **21-30 Years** Yr Blt:
 Legal: **Lot 16 Block 14 Original Town of Odessa**

General Information

Leased: No	Curr Lse:	Flood:	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: City Street		Occupy: Monthly, Owner Lease Back	
Parking: Paved Area, See Remarks		Location: Business District	
Utilities: 220v Service, Electric, Gas, Phone, Sanitary Sewer, Water		City Limits: Yes	Streets: Public Maint
Interior: Private Restroom			
Exterior: Delivery Door(s), Display Window, Outside Storage			
Security:			
Accessibility:			
Maint Pr:			
Ceiling Height:			

Remarks & Directions

This young building is steel clear-span with painted steel roof and siding. 50 X 80 with 10 ft. sidewalls with two 12X14 overhead doors you can drive completely through. Refer to aerial photo in supplements to visualize 8 angle parking spots along the west side of the building and large concrete apron behind the building adjoining well-traveled alley. Concrete parking in front of building also. 15X50 foot of office space with 2 baths, central air and 2 man doors. Originally built for a glass company, the concrete is in great condition, exterior appears brand new and office space was completed in last few years. High visibility location one-half block off main 4-way stop downtown.

Directions: **I-70 East to Odessa exit. Continue east on outer road to McDonald's. Right to downtown 4-way stop. Left 1/2 block to first building on right. Sign on grey building says J D Steel. Building adjoins city alley and a large well-kept brick church that has been converted to studio apartments.**

Business Information

<u>Industrial</u>	<u>Office</u>	<u>Retail</u>
Net Ch: 750	X Stop:	Net Ch: 750
Ofc SF:	Bs Yr:	Allow:
Whs SF:	U-R: Usable	Business: See Remarks
Clr Ht: 14	Allow:	Includes: Real Estate
#Drv In: 2		# Empl:
#Dock: 0		Open:
Dock Type:		
Dr Ht: 14		
Rail:		
Allow:		

Financial Information

Will Sell: Cash, Conventional	HOA: /	Tax Comm:
Tax: \$2,182	Spc Tax: \$0	Total Tax: \$2,182