

FOR SALE-PRICE REDUCED

3111 McClelland Blvd., Joplin, MO



GENERAL INFORMATION:

OFFICE SIZE: 4,488 SF

BASEMENT SIZE: 4,488 SF

PRICE: ~~\$650,000~~
\$599,500

YEAR BUILT: 1975

ACRES: 0.70 acres

IN BOTH JASPER AND NEWTON

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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WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

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