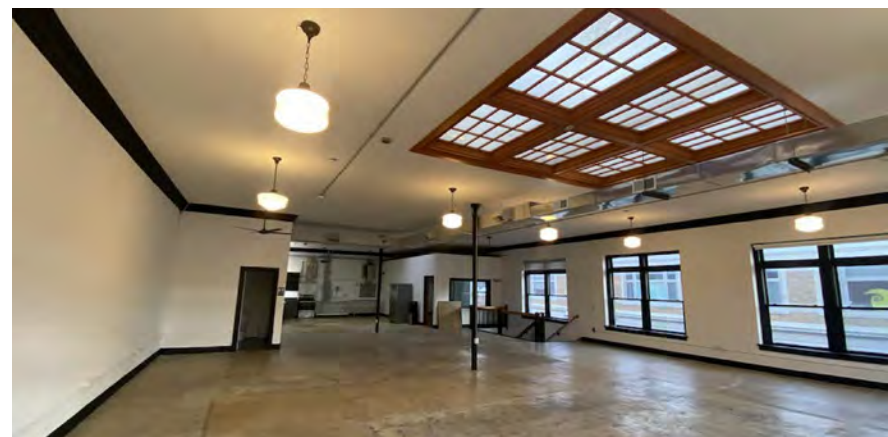


FOR SALE

220 SOUTH CAMPBELL AVE. | SPRINGFIELD, MO 65806



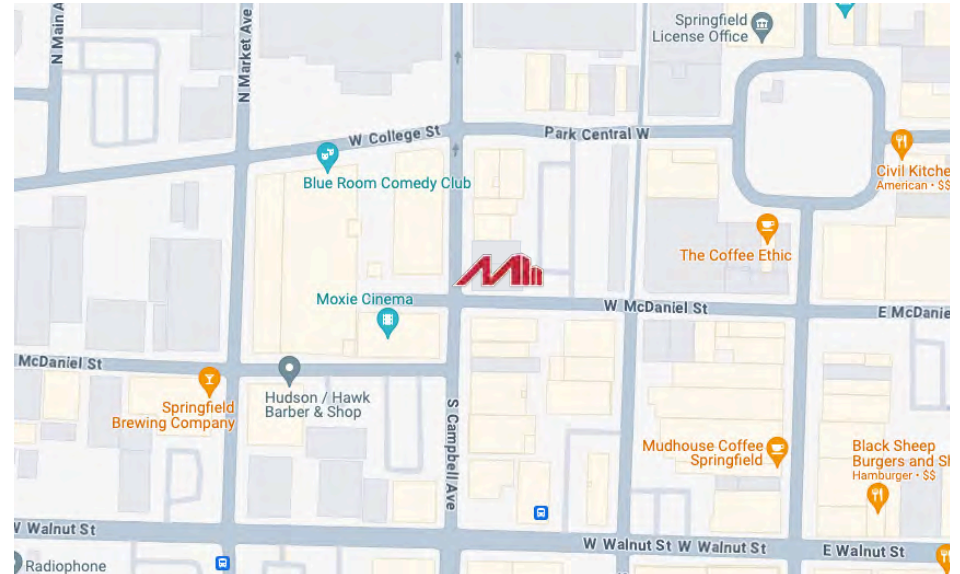
STOREFRONT RETAIL

- Built in 1919
- 11,474 SF m/l
- All Brick 2 Story Retail Building
- Main Level with Mezzanine
- 3,280 SF m/l Main Floor
- 3,280 SF m/l Basement
- Zoned City Center
- Intersection of Campbell Ave. and McDaniel St.

Mark Kerivan | 417-575-1271 | mkerivan@murney.com
Marty Chaney | 417-575-1236 | mchaney@murney.com

 **MURNEY COMMERCIAL**
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

EXECUTIVE SUMMARY



PROPERTY SUMMARY

LIST PRICE	\$899,000
LOT SIZE	0.09 acres
BUILDING SIZE	11,474 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	CC
MARKET	Springfield
TAXES	\$11,434.85

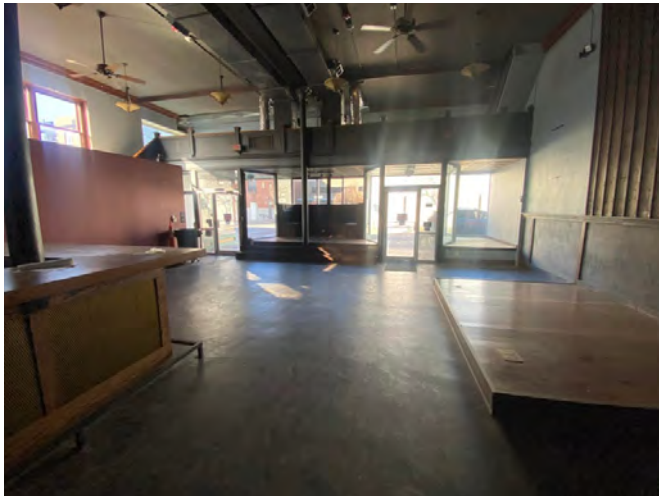
PROPERTY OVERVIEW

Downtown Springfield. Excellent for owner occupied/Investment property right in the heart of Springfield, MO. Beautifully built in 1919 this 11,474 sf all brick 2 story structure with an interior mezzanine opens this main floor up to a variety of possible venues, hospitality or retail uses. Main floor is approx. 3,280 sf with 17ft interior ceilings, 6ft wide stair case, leading up to a 1,050 sf mezzanine. Central bar 16ft x 18ft U shaped facing 12ft raised music platform. There are 2 multi-stall restrooms. This space features a rear area kitchen with 9ft Accurex stainless exhaust hood with Ansul Fire Suppression system, Notifier/Honeywell Fire Alarm system and 3 compartment stainless sink. Kitchen area is heated and cooled with 2 Rheem mini split systems. The 2nd level has a separate access with wide staircase leading up to wonderful approx. 3,444 sf open office space consisting of 12ft ceilings, concrete flooring, 2 restrooms (1w/ shower), carpeted conference room, kitchen area with counters and cabinets. This space is beautifully lit with hanging glass fixtures and enhanced with dual wood trimmed skylights for additional daytime illumination. Partially framed 3,280 sf basement for large storage area. This space has dual access stairways, Rinnai tankless gas water heater and a Great Basin grease interceptor. Entire basement is water sprinkled. Perfectly positioned at the intersection of Campbell Ave and McDaniel St amongst many office and retail businesses: Pension Consultants, Campaignium Marketing, Moxie Theater, Kai, Flame Steakhouse, Blue Room Comedy Club and Springfield Brewing Company just to name a few.

**STOREFRONT
RETAIL**

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ADDITIONAL PHOTOS



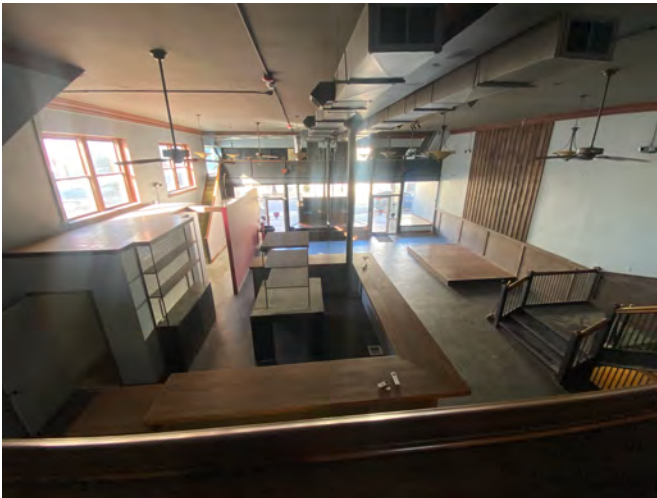
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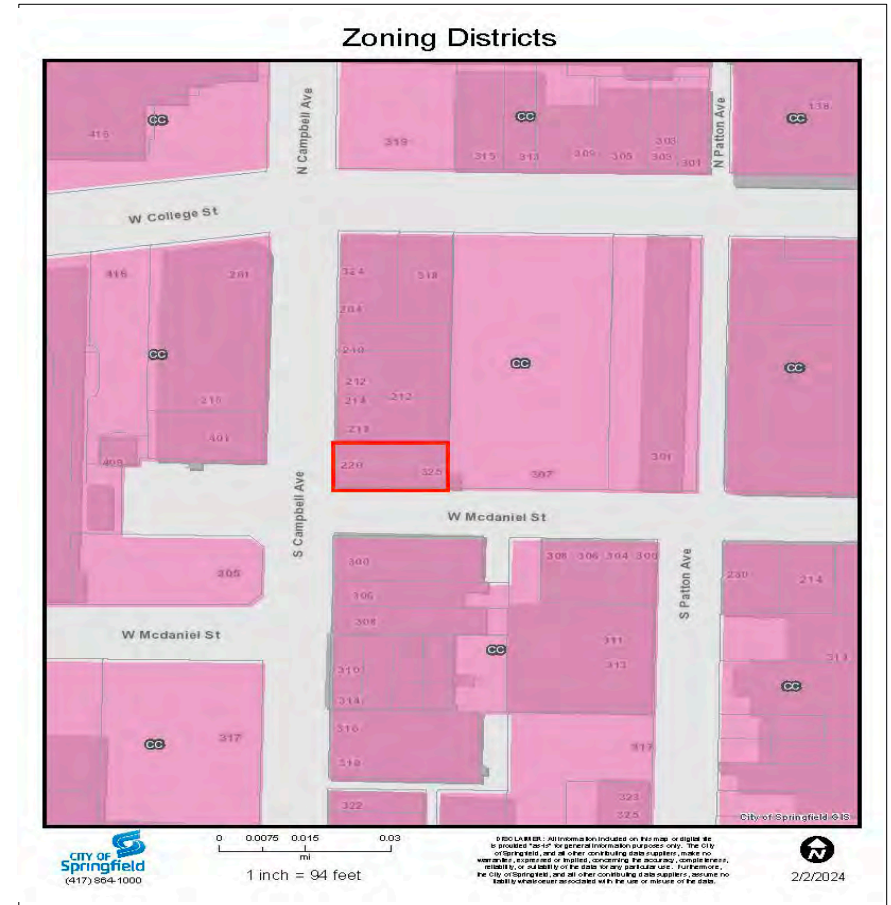
AERIAL MAP VIEW

AERIAL MAP

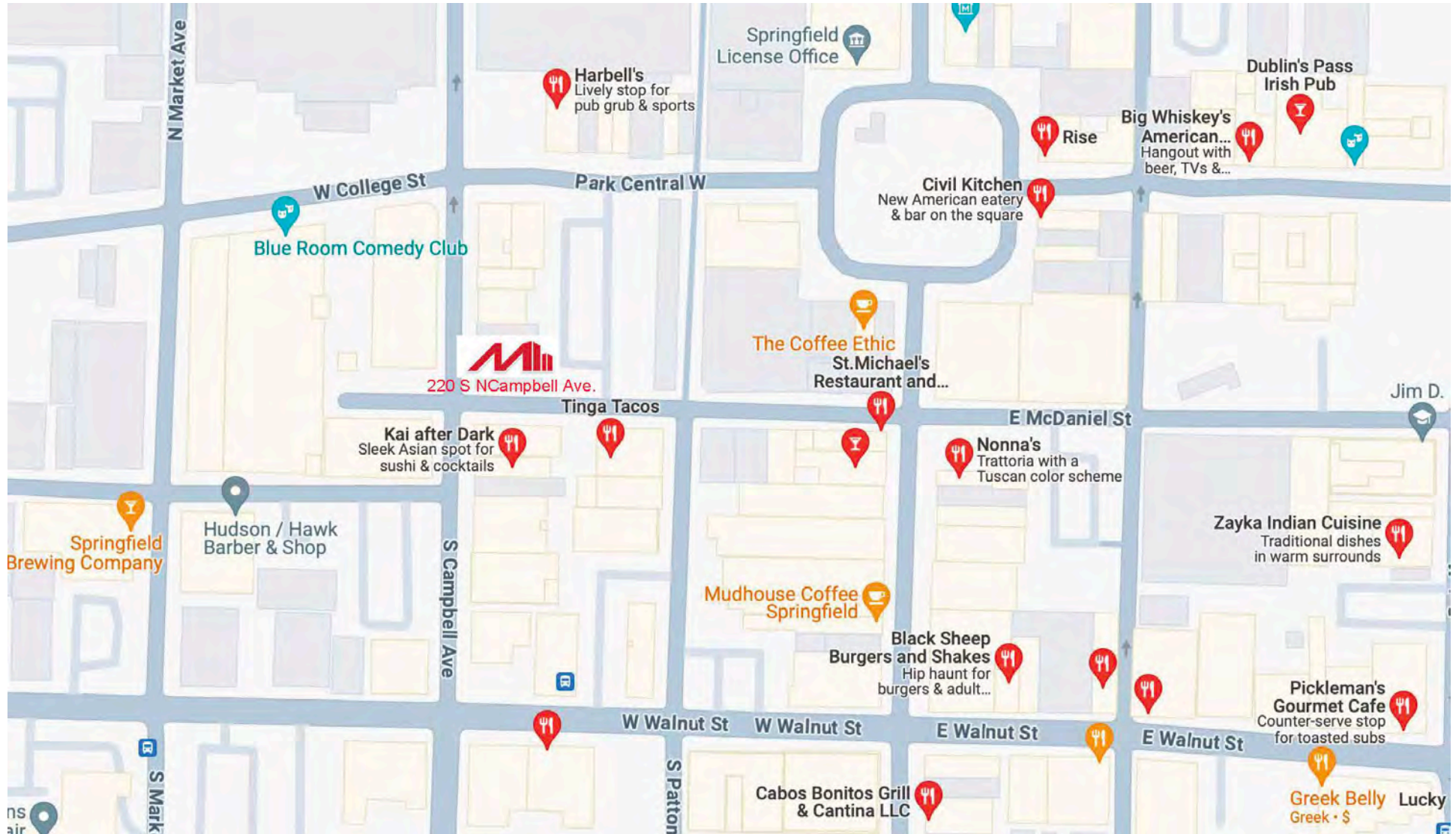


January 29, 2024

ZONING MAP



SITE LOCATION



DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to Murney Associates, Realtors.

Neither the Murney Associates, Realtors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Murney Associates Realtors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.