

435 E. WALNUT... \$599,000

5,495 SQ. FT. BUILDING... OR +/- 21,344.40 SQ. FT. OF DEVELOPMENT LAND

RESTORATION OPPURTUNITY



DEVELOPMENT LAND



FOR INFORMATION CONTACT REECE COMMERCIAL...

Skip Liebman Email: sliebman@reececommercial.com

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FOR SALE ...435 E. WALNUT...

5,495 SQ. FT. BUILDING... OR +/- 0.49 SQ. FT. OF LAND FOR DEVELOPMENT

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS:

Zoning	Center City (CC)
Land Area:	+/-0.4910 acres/ 21,344.40sq. ft.
Building:	+/- 5,495 square feet
R.E. Taxes:	+/- \$ 4,000 (taxed residential)
Utilities::	Distributed onto property
List Price:	\$599,000
Income:	500 sq. ft. office at \$1,000 per month
Current use:	Airbnb & monthly rental

Victorian-era property (circa 1881) in Center City near S. Jefferson & E. Walnut. Previously used as mixed office/residential income property. Minutes from MSU, Cardinal Ballpark, and government centers. Features include high ceilings, wood and new carpeted floors, updated paint and wallpaper, period fireplaces and fixtures, natural light, full kitchen, six bathrooms, and fire alarm pre-wiring. Listed on the National Register of Historic Places since 1984.

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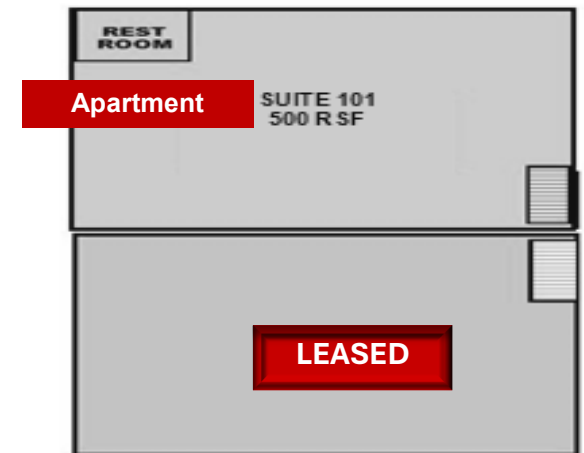
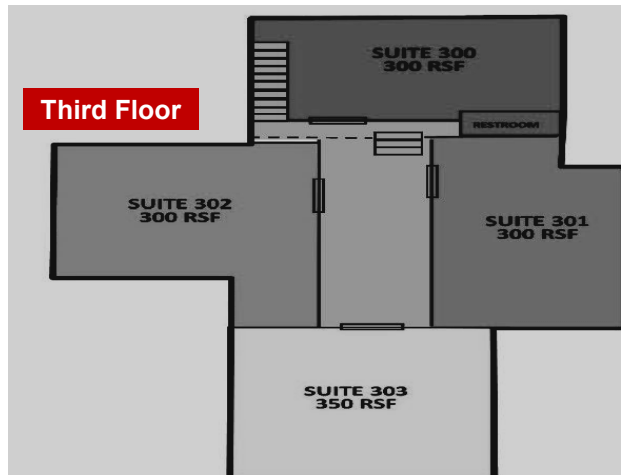
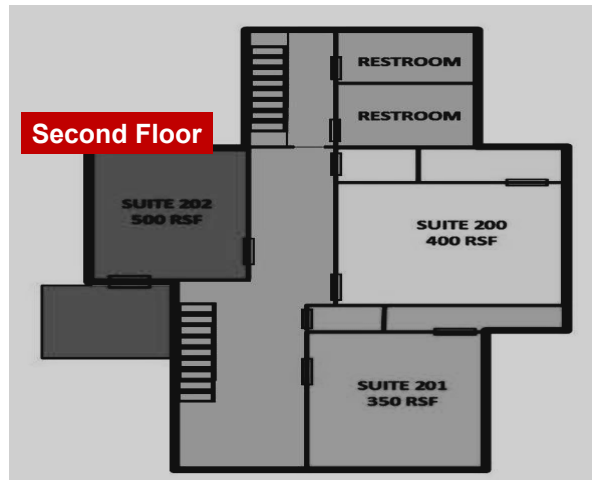
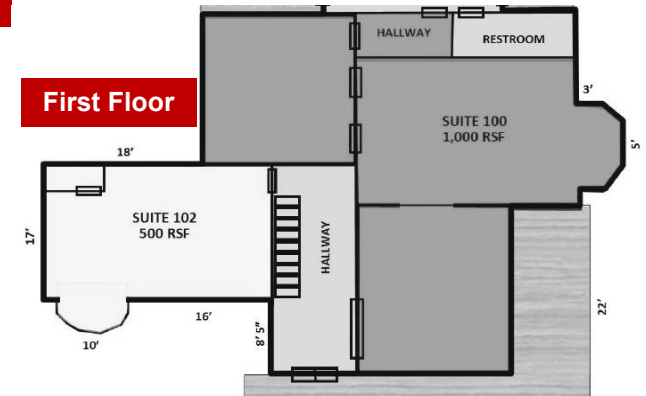
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RESTORATION



EXCELLENT INVESTMENT OPPORTUNITY... MULTI-FAMILY...MIXED USE... AIR-BnB... CC ZONING. Located in the heart of downtown near the intersection of S. Jefferson and E. Walnut. Plumbing and electrical updated. Minutes away from Missouri State,, Cardinal Ball Park, Federal Court House, and City, County and State Government Plaza. Circa 1881; Victorian architecture; high ceilings, wood and carpeted floors; unique mill work; and period light fixtures and fireplaces. Plenty of natural light; fully equipped kitchen. The building includes pre-wiring for fire alarms; 6 bathrooms, equipped kitchen in main building. Easy access off E. Walnut, with plenty of parking on-site and on-street. **Property possibly eligible for city, county, state & federal incentive programs.** Roof completed in 2007. Many seller improvements have been made over the years!, including new plumbing and electrical. This is a rare opportunity to purchase one of the finest historic treasures in Springfield, MO. Call Listing Agent for additional information or an appointment to tour.. **PRICE \$599,000**

21,388 SQUARE FOOT VACANT LOT



PROPERTY SUMMARY:

Zoned:	Center City (CC) allows mixed use
Property Type:	Commercial (mixed use)
Acres:	0.49
Square Feet:	21,388
Taxed:	Residential
Dimensions:	+/-197.50 x 111.83
Utilities:	Distributed onto property
Curb Cuts:	Two
LOT Description:	Level
Taxes	+/- \$4,000
Price:	\$599,000

Current building can be demolished, offering an excellent opportunity to build a new successful income producing investment. Downtown Springfield is active and dynamic. A great place to work, live and play. There are five universities near-by with an enrollment of approximately 40,000 day and evening students. An additional 25,000 people work in the Central Business District. +/-19,000 people live within a 1 mile radius. Property can be partially occupied and income producing until new owner is ready to start developing th new project.

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FOR SALE 435 E. WALNUT ... FIRST TIME OFFERED AS BUILDABLE LOT
NEAR FINE DINNING, TRENDY RETAIL, LIVELY ART SCENE, ENTERTAINMENT VENUES
TRENDY LOTS, STUDENT HOUSING, TECQ OFFICE, CARDINAL STADIUM



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WHY LOCATE IN DOWNTOWN SPRINGFIELD



The City Center of Springfield, MO, commonly referred to as the downtown area, showcases a diverse economic and cultural landscape. It melds a rich historical backdrop with modern amenities, making it a



- **Age Distribution:** The area features a mix of age groups, with a significant number of young professionals and families. College students also form a sizable portion due to nearby universities.
- **Income Levels:** There is a wide range of income levels in the downtown area, reflecting the diversity of its residents from students and young professionals to established business people.
- **Cultural Diversity:** Springfield's city center is culturally diverse, hosting a variety of ethnic backgrounds, which is reflected in the community events, local businesses, and dining options.
- **Education and Employment:** The area is characterized by a high level of educational attainment with many residents holding college degrees, supported by the presence of local colleges and universities. Employment is primarily in sectors like healthcare, education, retail, and services.
- **Housing and Lifestyle:** Housing in downtown Springfield varies from historic homes to modern apartments and lofts, catering to a range of lifestyle needs and preferences. The area is known for its walkability, especially around key attractions and business sectors.
- **Economic Development:** Springfield City Center is an economic hub with ongoing development projects that aim to revitalize historical buildings and expand business opportunities. This includes enhancements to infrastructure and increased investments in tech and innovative start-ups.

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EXCELLENT INVESTMENT OPPORTUNITY... MIXED USE... CC ZONING Restoration OR Development Project

Broker and Agent Information

A.L. "Skip" Liebman-Senior Commercial Specialist

- Over 16 Years as a Commercial Real Estate Specialist
- Ten years as a management business consultant working locally and with Fortune 100 and 500 companies nationwide.
- Owned and developed commercial property
- Organized, managed, and participated in private real estate investment groups
- Awarded Co-Star and Loop-Net Power Broker

Keaton Snow, Commercial Specialist & CCIM Candidate

- Brokered dozens of transactions since joining the team in 2020
- Springfield native with local connections
- Lead agent on 290,000sf +/- portfolio owned by a national hospitality and asset management company
- Successfully negotiated deals with national corporate entities and maintains co-working relationships with brokers across the country.
- CCIM designation projected Spring of 2026

LOCAL REGIONAL & COAST TO COAST NATIONAL FOOT PRINT

REECE COMMERCIAL REAL ESTATE affiliation with our parent company Berkshire Hathaway and our Real Estate Division Home Services assures a corporate professional reach extending far beyond Southwest Missouri, providing a unique nationwide opportunity to our commercial real estate clients.



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