

Office/Retail
3570615 Active

1110 Jones Ave
Eldon, MO 65026

List: \$240,000



County:	Miller	Area:	N	MM Area:	
Bus Name:	Eldon Montessori Society			MM #:	
Yr Blt:	1979	Yr Rem/Updt:		Acres:	0.64
Lot Dim:	197x140x191x145			LakeFrnt:	
Location:				Rd Frnt:	140
Hwy Accs:	No	# Units:		Tot Parking:	
Apx SqFt:	3,120/County Records			Invent Inc:	
Insur:				Trans Type:	Purchase
Fixed Equip:	No			Rent Inc:	
Foreclosure:	No	Lien Holder Appr Req:	No		
Roof:	Architect/Shingle	Fuel:			
Water:	City Water	Sewer:	City Sewer		
Internet Provider:	Charter/Spectrum				
55+ Housing YN:					

Remarks: **Looking for an investment or the perfect space to start your daycare business? This well-maintained daycare building in Eldon, MO, offers an incredible opportunity for entrepreneurs or organizations looking to serve the community with quality childcare. The property offers ample room to accommodate classrooms, play areas, offices, and storage. Designed with safety, supervision, and learning in mind, this building is perfect for the needs of a daycare. The property features a spacious, fenced-in play space for children to enjoy the outdoors safely. With minimal to no updates, this space is ready for immediate use. Eldon is a growing community, with an increasing need for quality childcare services, making this a promising investment. Whether you're an experienced daycare provider looking to expand, or a new entrepreneur ready to dive into the childcare industry, this property has everything you need to succeed. Curriculums, playground equipment, and other business personal property items available for additional \$\$.** Schedule a showing today on this fantastic opportunity!

Features

Possible Use:	Commercial		
Current Bus:	Daycare		
Prop Feature:	Gentle, Level		
St Const:	Blacktop/Asphalt	Ext Const:	Vinyl
Heating:	Forced Air Gas	AC:	Central Air
Util Avail:	Electric, Propane, Sewer, Water		

Not Included: **Curriculum, playground equipment, business personal property available for additional \$**

Directions: **Hwy 54 to Eldon, take exit MO-87 (2nd Eldon exit), make a left onto MO 87 to right on Manor Drive to right on Jones Ave, Montessori building is on the right past the Willow Creek housing**

Legal: **TRACT SW COR NW4 SE4**

Comm Own:		Sell Non-Comp:	No		
Sale Terms:		Ownership:	Fee Simple		
Pers Prop Tax:		Tax Yr:	2023	Spec Assmt:	0.00
Zoning Auth:	City Of Eldon	Survey on File:	Yes	Spec Assmt Per:	
Zoning Code:		Parcel #:	038034004001002001	Spec Assm Yr:	
Assmt Fee:		Assmt Per:		Spc Assm Per:	

Printed: 11/20/2024 03:30:17

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