

## Customer Only Report

3111 South Springfield Avenue Bolivar, MO 65613

\$2,000,000

	<p><b>60315196</b>      <b>Commercial-All Types</b></p> <p><b>County:</b> Polk  <b>Aprx Lot Size (Acres):</b> 2.32  <b># Units:</b> 0  <b>Aprx Year Built:</b> 1991  <b>Building Class:</b> C  <b>Lake/River:</b> None  <b>Agreement Type:</b> Exclusive Right To Sell  <b>Sign on Property:</b> Yes  <b>Garage/Carport:</b> No</p>	<p><b>Retail</b>      <b>Active</b></p> <p><b>List Price:</b> \$2,000,000  <b>List Price/SqFt:</b> 199.6  <b>SqFt - Total:</b> 10,020  <b>Inside City Limits:</b> No  <b>Construction Status:</b> Existing  <b>Foreclosure/Short Sale:</b> No</p>
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**Directions:** From HWY 13 and Springfield Ave go north to property on the left.

**Legal Description:** N 2.32 AC OF PT SE SE

**Marketing Remarks:** Turnkey auto dealership for sale in Bolivar in a very high traffic area. 10,020 SF building on 2.32 acres of paved lot with showroom, offices, wash bay, parts area and multiple bays in the shop area. Added advantage of not being inside the city limits of Bolivar.

Details	Dock Information	Tax & Legal
<p><b>How to Show:</b> Call Listing Agent  <b>County:</b> Polk  <b>View:</b> City  <b>Utilities Available:</b> Electric; Gas; Lagoon; Water Well  <b>Business Type:</b> Auto Dealer</p>	<p><b>Parking:</b> 20+ Spaces  <b>Restrooms:</b> 2  <b>Waterfront/View:</b> None  <b>Roof:</b> Metal</p>	<p><b>Real Estate Tax:</b> 4,554.68  <b>RE Tax Provided By:</b> Assessor Records  <b>Parcel ID:</b> 89-11-0.6-13-000-000-040.01  <b>2025 Transaction Type:</b> Sale</p>

	<p><b>Presented by</b>  Shane L Nelson  Jones - Lassley Realty, Inc  103 S Third St Ste B  Ozark, MO 65721-0338  Office Phone: 417-581-6213  Agent Phone: 417-861-4556  <a href="mailto:shane@joneslassleyrealty.com">shane@joneslassleyrealty.com</a>  <a href="http://www.joneslassleyrealty.com">http://www.joneslassleyrealty.com</a>  2018000868</p>	 <p><b>Owner Agent:</b> No</p>
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