

Property Client Full

1710 W Main Extension, Odessa, MO 64076

L Price: \$295,000

MLS#: 2607190 Status: Active

County: Lafayette

Commercial

Area: 210 - Lafayette County, Mo



Type: **Industrial**
 Use: **Child Care**
 Tot SF: **5,780** # Stories: **2** Zone: **LI**
 Min SF: **5,780** Max SF: **5,780** Brk ID: **HERE**
 Lsz: **3.5 - Acres** Agt ID: **OLIVERBS**
 Name: **BBA Child care**
 L/S: **Sale**
 Age: **16-20 Years** Yr Blt: **2007**
 Legal: **See Attached legal description Addendum**

General Information

Leased: **No** Curr Lse: Flood: **No** Cap Rt:
 Op Exp: Grs Inc: Net Inc:
 Road: **City Street, Unpaved** Occupy: **Owner To Vacate**
 Parking: **Parking Lot, Unpaved** Location: **City Location, Free Standing**
 Utilities: **220v Service, Electric, Gas, Phone, Septic System, Water** City Limits: **Yes** Streets: **Public Maint**
 Interior: **Inside Storage, Living Quarters, Private Restroom**
 Exterior: **Outside Storage**
 Security:
 Accessibility: **Accessible Approach with Ramp, Accessible Bathroom**
 Maint Pr:
 Ceiling Height:

Remarks & Directions

So much space for the price. Building presently utilized for state-licensed day care but was built for a dog training facility. Has been used as event space and could easily be adapted for light industrial or mechanical repair shop. Arranged so you could rent part of the building or have multiple tenants. Second story could be onsite living quarters. Ample outside storage or space to build other buildings. This property has so many potential uses that we don't want to limit your imagination. Easy access to I-70 exit. Level site in a growing area inside the City limits.

Directions: **I-70 east to Odessa Exit. Hard right west to Action Road (in front of Universal Dodge/Jeep) left to Main Extension. Right past concrete plant to second building on the left.**

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	150	Bs Yr:		Allow:		Includes:	Child Care
Whs SF:		U-R:	Rentable				Building Only, Real Estate
Clr Ht:	20	Allow:				# Empl:	
#Drv In:	2					Open:	
#Dock:	0						
Dock Type:							
Dr Ht:	8						
Rail:	Mainline						
Allow:							

Financial Information

Will Sell: **Cash, Conventional, Exchange** HOA: **/**
 Tax: **\$3,120** Spc Tax: **\$0** Total Tax: **\$3,120** Tax Comm: