

**FOR SALE**

2228 W. COLLEGE ST. | SPRINGFIELD, MO 65806



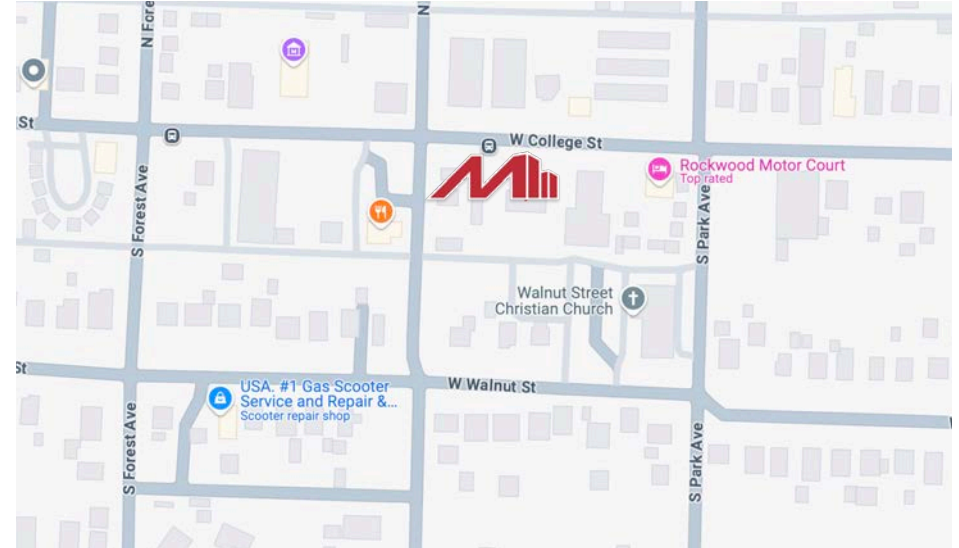
### OFFICE PROPERTY

- 2,154 SF m/l
- All Brick Free Standing Building
- Multiple Exam/offices
- New Roof in 2022
- 0.47 Acres M/L
- HC- Highway Commercial Zoning
- Fenced Yard
- Paved Parking 11-15 Spaces

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 **MURNEY COMMERCIAL**  
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**EXECUTIVE SUMMARY**



**PROPERTY SUMMARY**

<b>LIST PRICE</b>	\$330,000
<b>LOT SIZE</b>	0.47 acres
<b>BUILDING SIZE</b>	2,154 SF
<b>BUILDING CLASS</b>	Office
<b>PARKING</b>	Paved Lot - 11 plus
<b>ZONING</b>	HC
<b>MARKET</b>	Springfield
<b>TAXES</b>	\$2,850.07

**PROPERTY OVERVIEW**

All brick commercial building with Route 66 Frontage, originally a doctors office, recently a Family own Veterinary Clinic with parking for up to 15 vehicles. There is a reception area, and multiple exam/office rooms to include an employee lounge, 2 restrooms with laundry room.

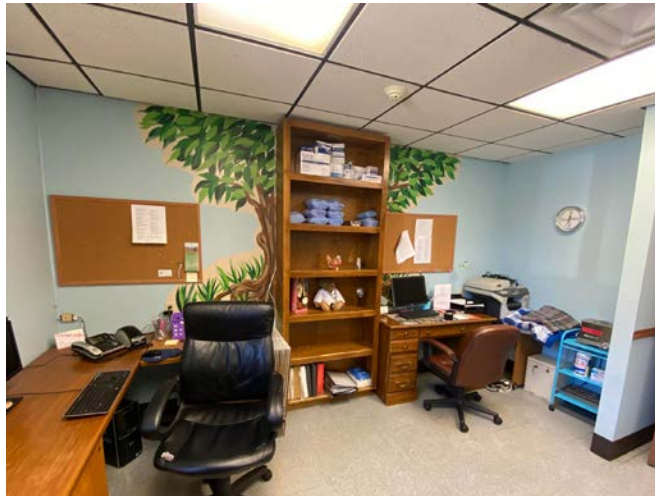
Both HVAC units replaced 2020. Roof replaced 2022. There are inside cameras and security alarm. Privacy fenced in the back with alley access on nearly a half acre acre lot. Great road frontage for drive-by traffic.

Zoned HC - Highway Commercial - Most Commercial uses permitted. (FFE is negotiable)

ADDITIONAL PHOTOS



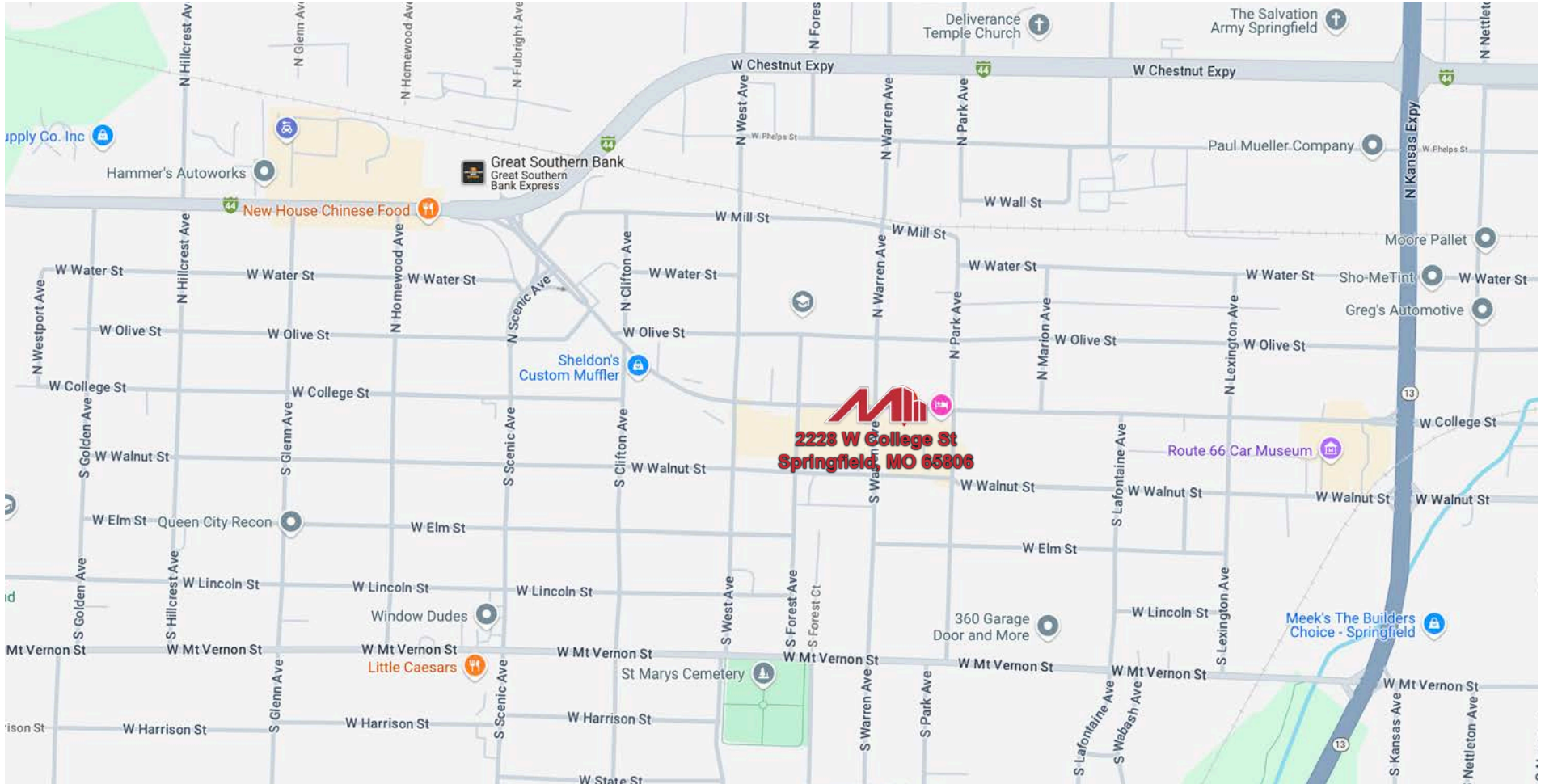
ADDITIONAL PHOTOS



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**SITE LOCATION**



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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.

