

OFFICE OR RETAIL FOR SALE

560 E. Mt. Vernon Blvd., Mt Vernon, MO 65712

**MID-AMERICA
DENTAL & HEARING
CENTER**

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DENTAL & HEARING CENTER**



Mark Patrick, CCIM

Reece Commercial Real Estate

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PROPERTY OVERVIEW

5,922 sq. ft. on .8 Acres

Great Location in Mt Vernon's Primary Retail Corridor.

Large Pylon Sign with Reader Board.

Functional Floor Plan for Office Space or Retail Conversion.

New Roof in 2017.

Major Updates between 2008 and 2010.

Zoned B3 Commercial, City of Mt Vernon.

2022 Property Taxes are \$3,363.

For Sale - \$795,000 - \$134/sq. ft.



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PROPERTY PHOTOS



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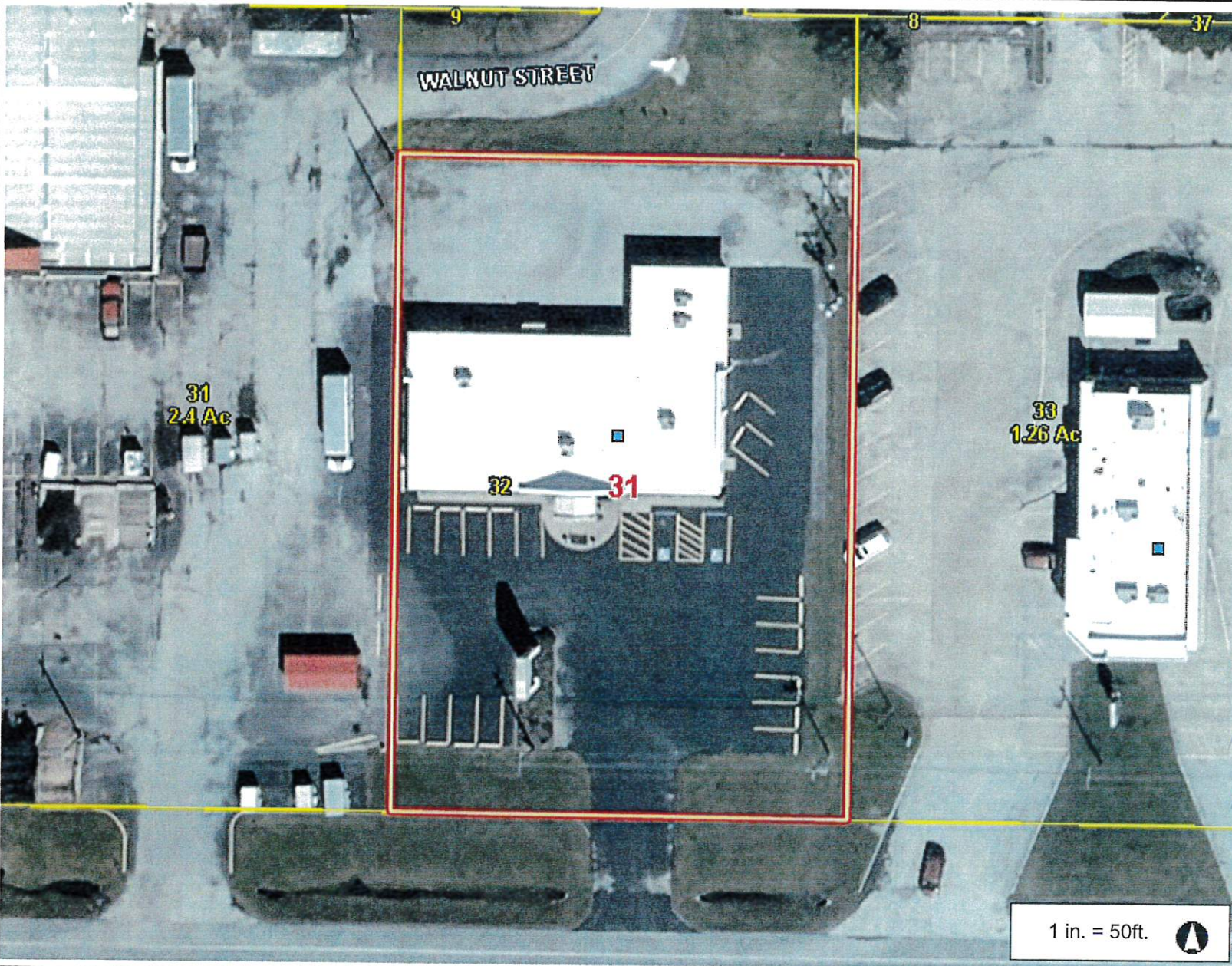
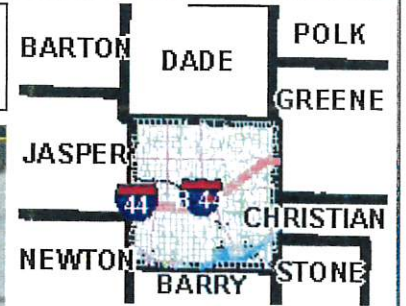
PROPERTY PHOTOS



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Lawrence County, MO

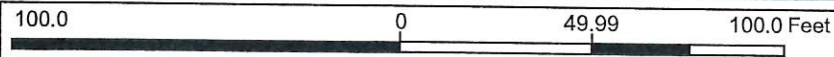


Legend

- Road
 - All Other Roads
 - Interstate Highway
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Address Point
- Parcel
- Corporate Limit Line
- Section
- County Boundary



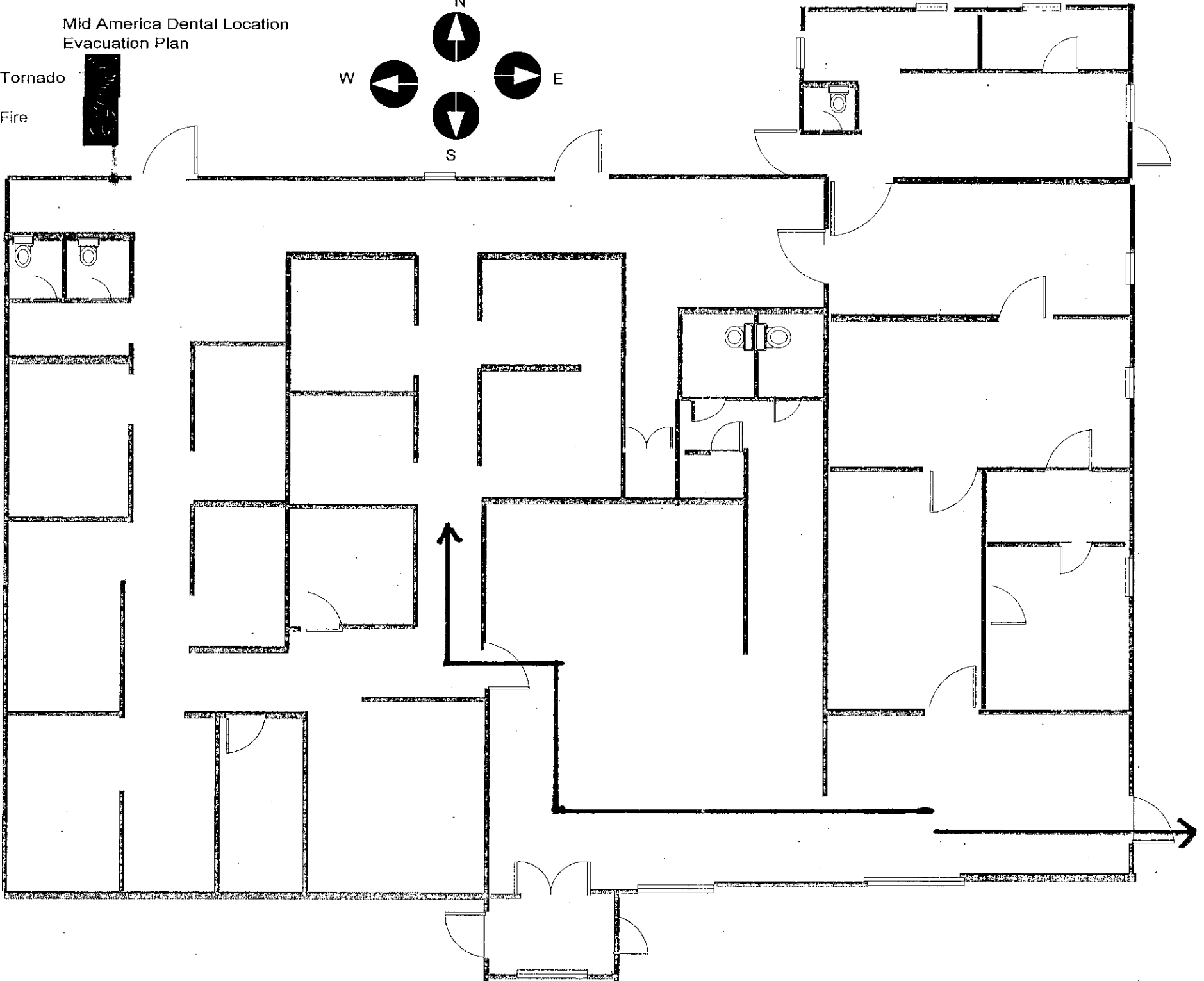
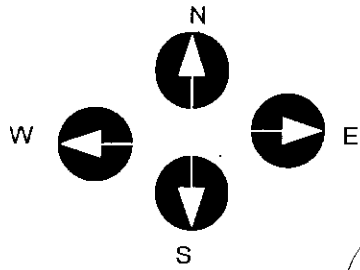
Notes



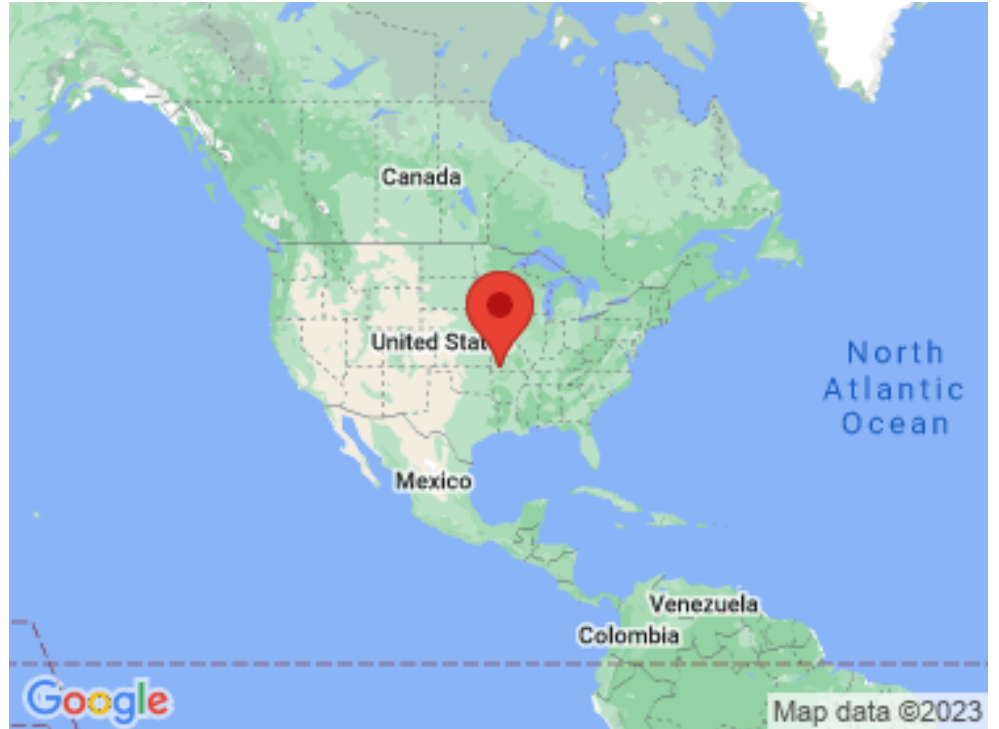
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Mid America Dental Location
Evacuation Plan

Tornado
Fire

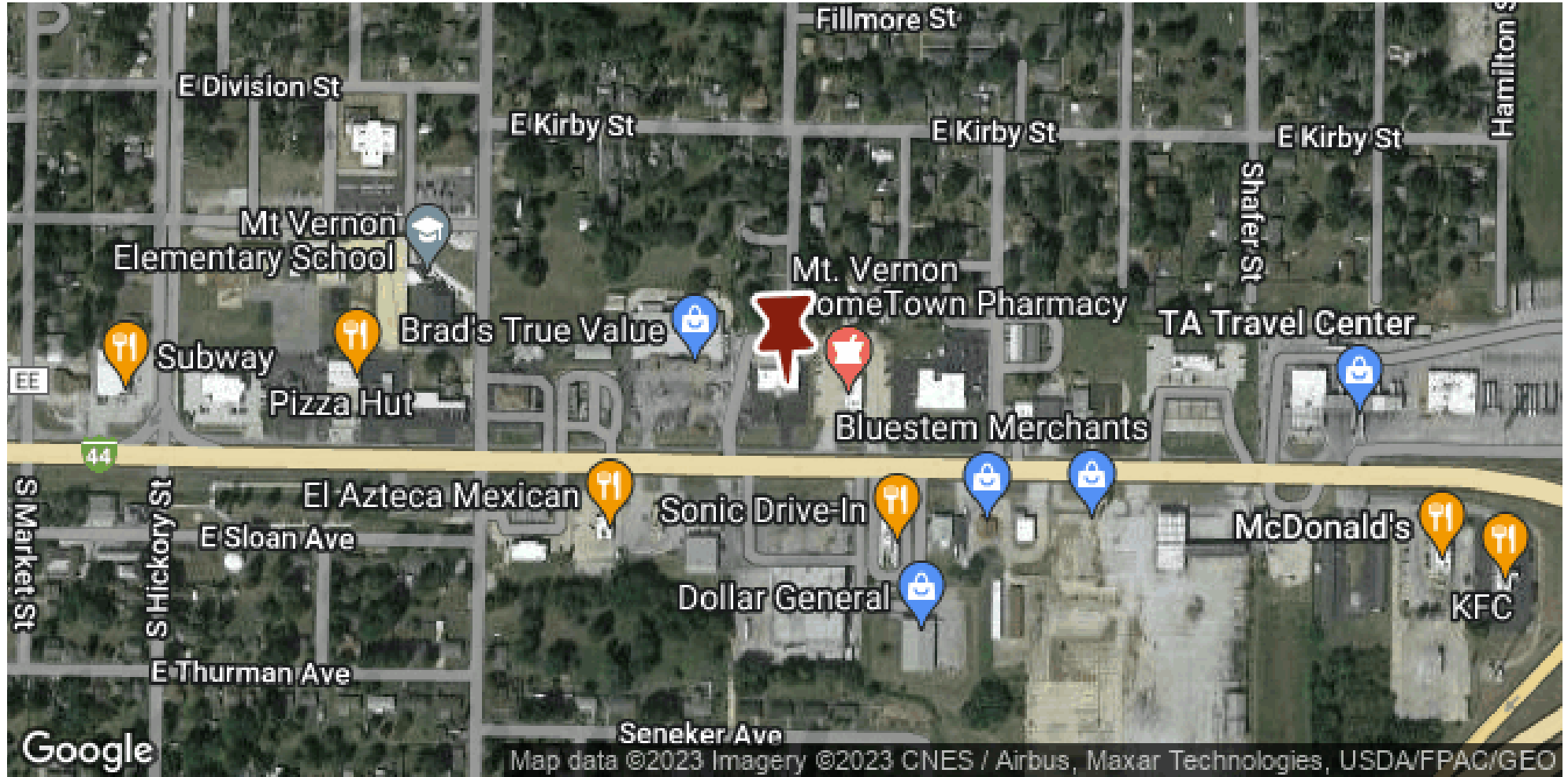


AREA LOCATION MAP



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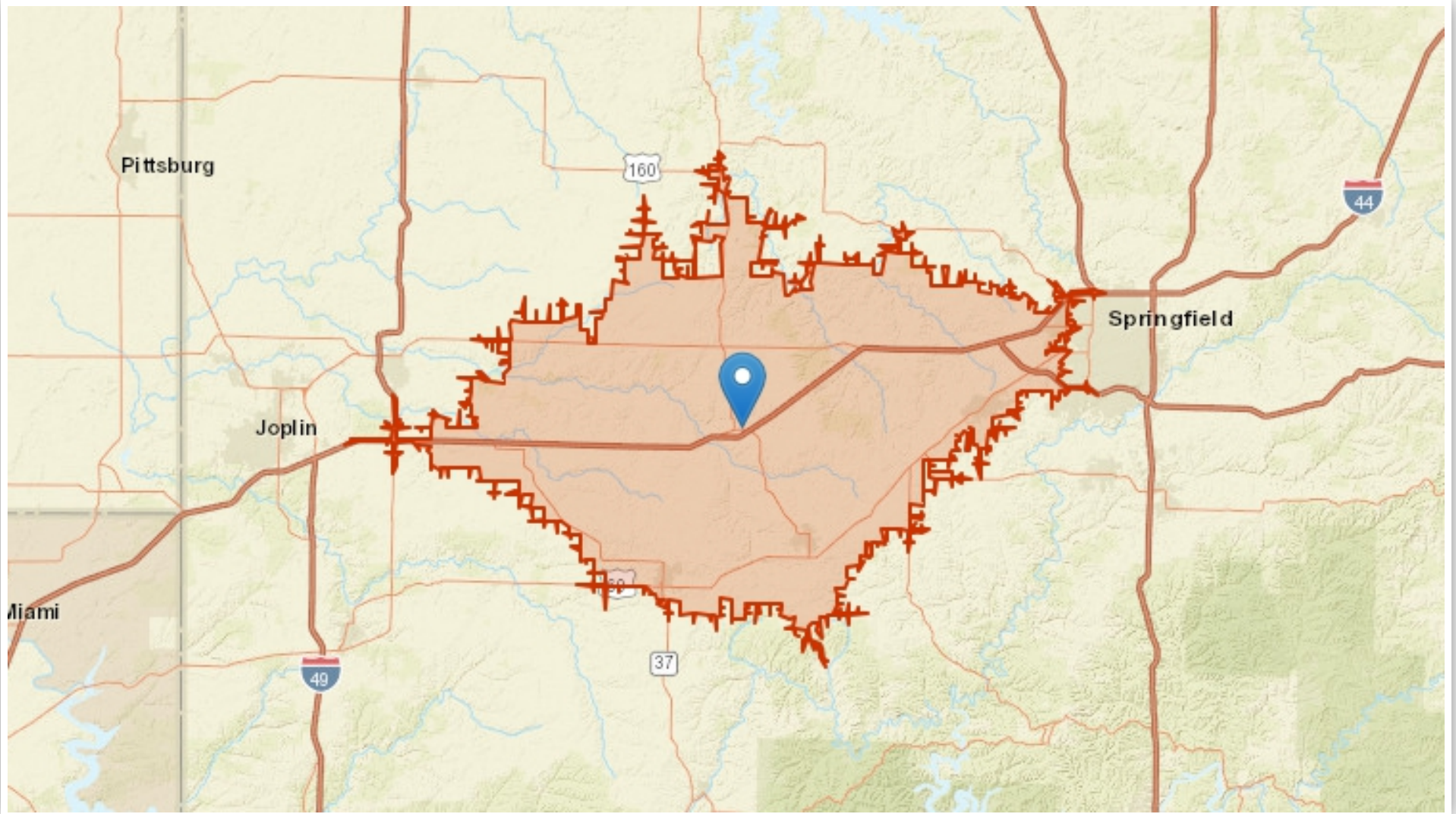
AERIAL ANNOTATION MAP



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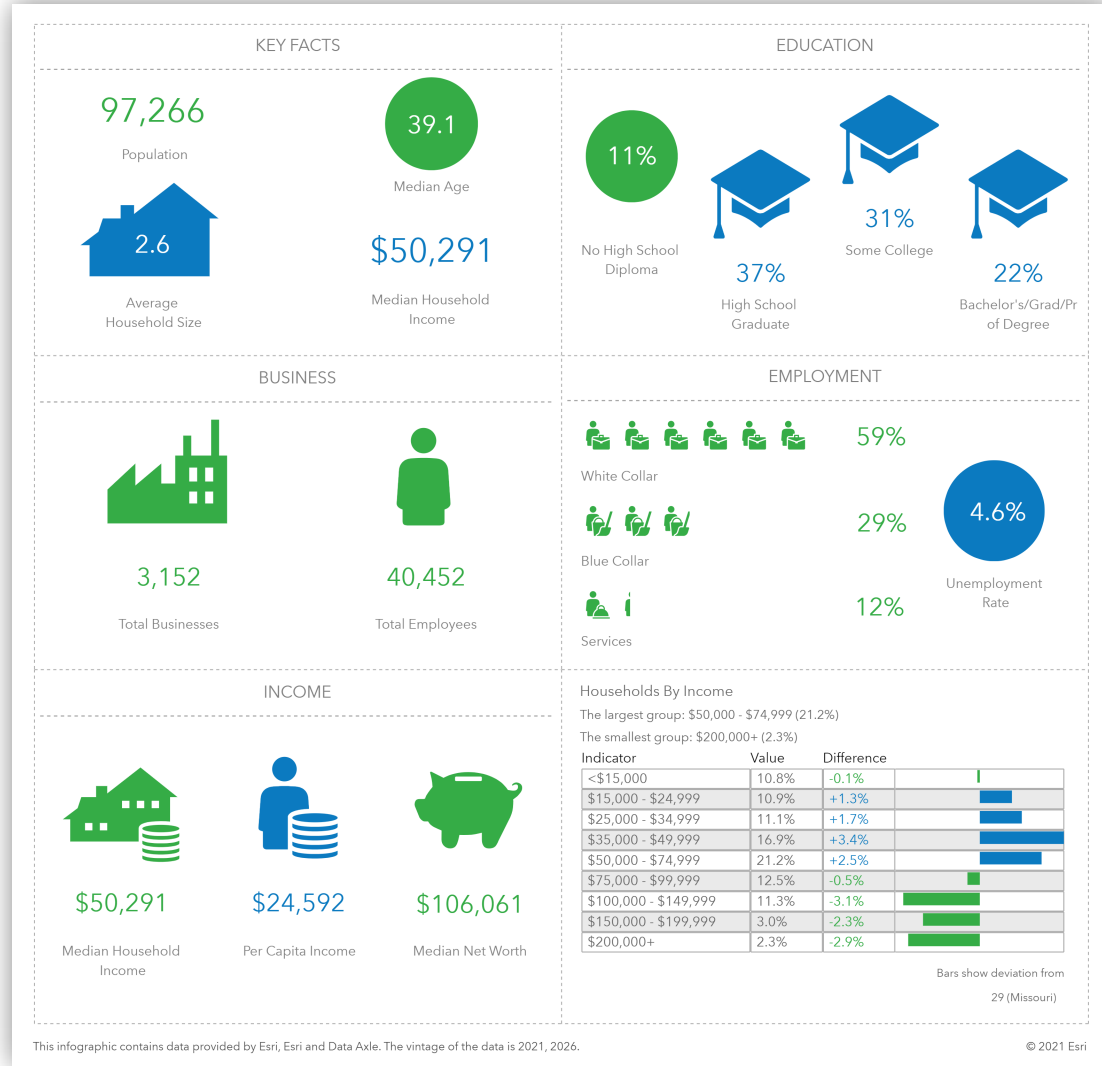
LOCATION/STUDY AREA MAP (DRIVE TIME: 30 MINUTES)



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 30 MINUTES)



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