

FOR SALE

2212 W. KEARNEY STREET | SPRINGFIELD, MO 65803



HIGH VISIBILITY FREESTANDING OFFICE BUILDING

- 7,007 SF m/l
- Free Standing Office Building
- High Visibility Location
- Traffic Counts 17,385 + VPD
- Paved Parking 50+- spaces
- 1.44 Acres M/L
- Zoned Highway Commercial
- Multiple Access Curb Cuts
- Ground Monument Sign

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Information regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

EXECUTIVE SUMMARY

**PROPERTY OVERVIEW**

Office Property Offered For Sale: This 7,007sf all brick and masonry block, single story, free-standing office building is excellently positioned with Kearney Street frontage.

Interior entrance area layout consists of a waiting/reception/children's waiting area with ADA restroom, clerical counter and workspace with 2 administrative offices. Extensive multiple room layout with sink/ plumbing fixtures incorporated within 12 rooms. Several larger offices for possible large multi-task collaborative and conference rooms, storage rooms, lounge room, and 4 additional restrooms that balances out the work area.

Access from a covered front canopy drop-off/pickup area with paved parking lot for 50+ vehicles. Monument signage on site. Property is designated as "HC" Highway Commercial zoning.

Built in 1997 and situated on 1.44 acres m/l acres with convenient access to Kearney Street from the Park Street entrance. Average Auto Weekday Trips (AAWDT) 17,385 VPD per MODOT.

Property is sold "AS IS" with right to inspection.

Contact Listing agent for closing company and possible Deed Restriction information.

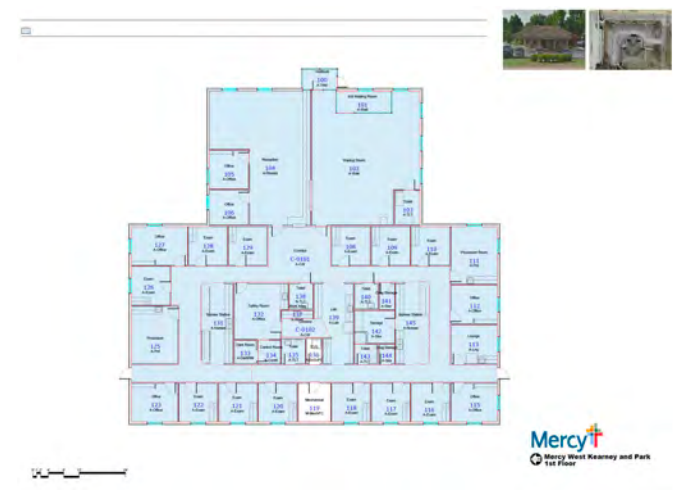
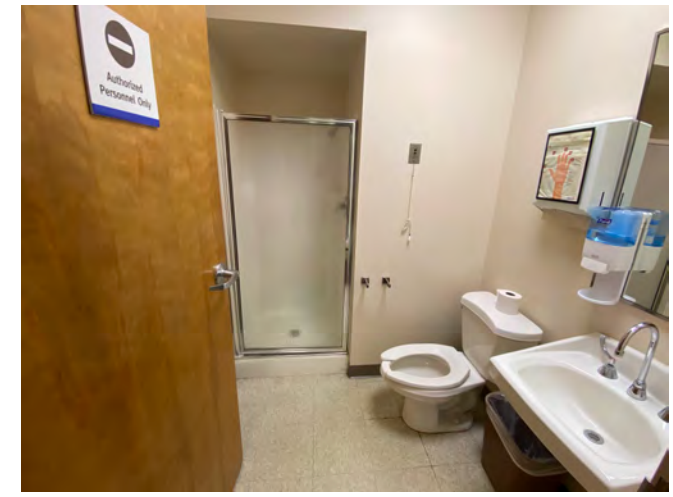
PROPERTY SUMMARY

LIST PRICE	\$950,000
LOT SIZE	1.44 acres
BUILDING SIZE	7,007 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	HC
MARKET	Springfield
TAXES- 2025	\$16,980.84

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

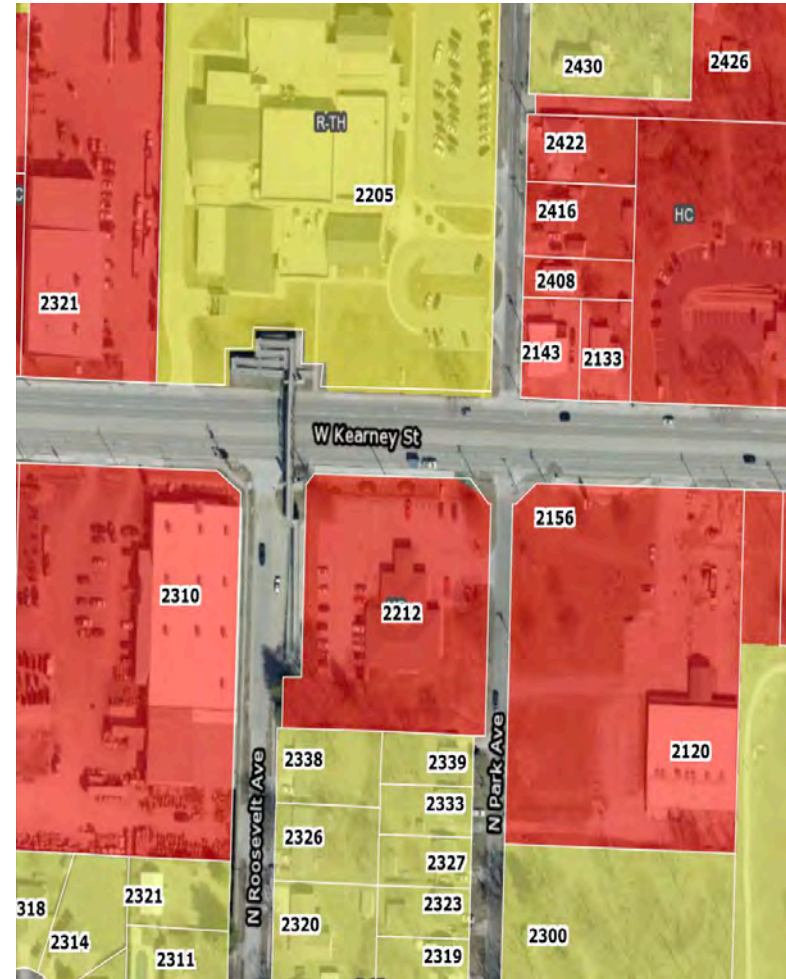


AERIAL MAP VIEW

AERIAL MAP



ZONING MAP



SITE LOCATION



DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to Murney Associates, Realtors.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

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.

NOTES

Large empty rectangular area for notes.