

**FOR SALE OR LEASE OFFICE OR RETAIL**



# 560 E MT VERNON BLVD

MT VERNON, MO 65712

**\$699,000 - \$12/SQFT NNN**

## Property Details

- Lease Rate \$12/sf NNN, \$5,922/month.
- 5,922 sqft on .8 Acres.
- Great Location in Mt Vernon's Primary Retail Corridor.
- Large Pylon Sign with Reader Board.
- New Roof in 2017; Updated between 2008 and 2010.
- Zoned B3 Commercial; Property taxes 2024 are \$3,566.

*For more information contact:*

**MARK PATRICK, CCIM**

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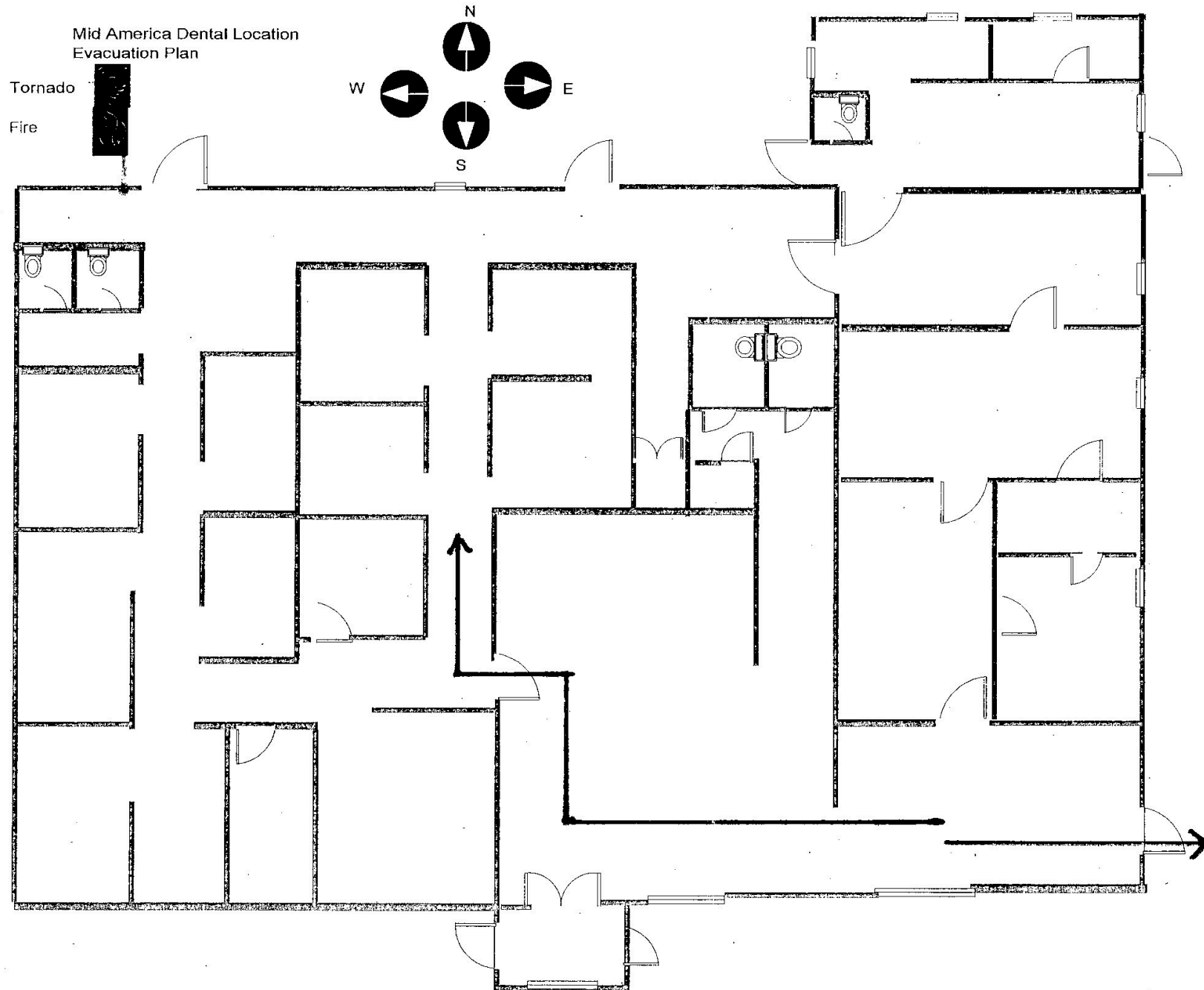


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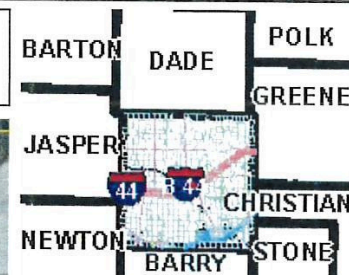


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Lawrence County, MO



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

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