

# I-44 VISIBILITY EASY ACCESS 1 AC.

11159 Lawrence 1163, Mt Vernon, MO 65712

MT. VERNON  
ANIMAL HOSPITAL



**REECE**

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

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## PROPERTY INFORMATION

**PURCHASE PRICE**  
**\$365,000.00**

**PROPERTY ADDRESS**  
*11159 Lawrence 1163  
Mt Vernon, MO 65712*

**YEAR BUILT**  
*1984*

**PROPERTY SIZE**  
*2,928 Sq. Ft.*

**LAND SIZE**  
*1.19 Acres*

**I-44  
VISIBILITY  
EASY ACCESS  
1 AC.**

**11159 Lawrence 1163 Mt  
Vernon, MO 65712**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



# PROPERTY OVERVIEW

Great location with I-44 visibility and easy access. Over 30,000/vpd on I-44, located just south of the Hwy 174 interchange on the frontage road. The main building is 2,928sf in size, plus a garage/shed that is approximately 380sf in size. The current owner has operated his veterinary business for over 23 years in this location and the Mt Vernon area for over 40 years. The business and its FF&E are also available for sale; please call the listing agent for details. The utility services include propane, a private well, and a septic system. The parcel is 1.18 acres in size with 179 ft of frontage X 289 ft deep. The 2024 property taxes are \$1,983. The property is in an unincorporated area of Lawrence County with no zoning regulations.



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# PROPERTY PHOTOS



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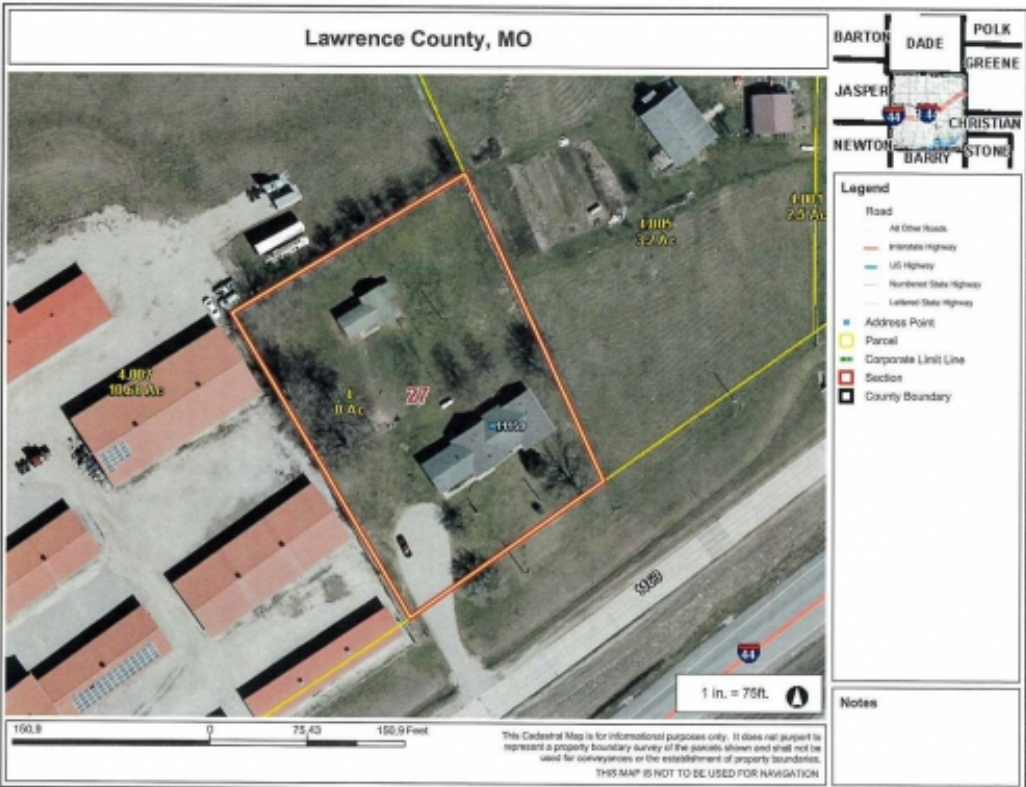
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# PLAT MAP

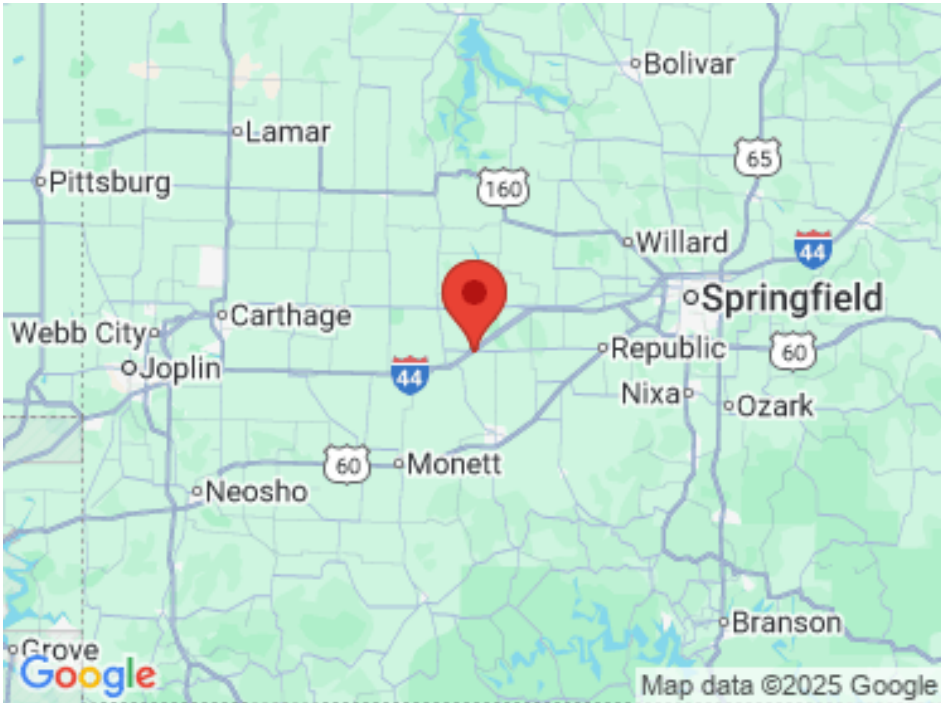


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# AREA LOCATION MAP



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# AERIAL ANNOTATION MAP



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