



2016 N Westwood Blvd

2016 N Westwood Blvd, Poplar Bluff, MO 63901



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2016 N Westwood Blvd

\$575,000

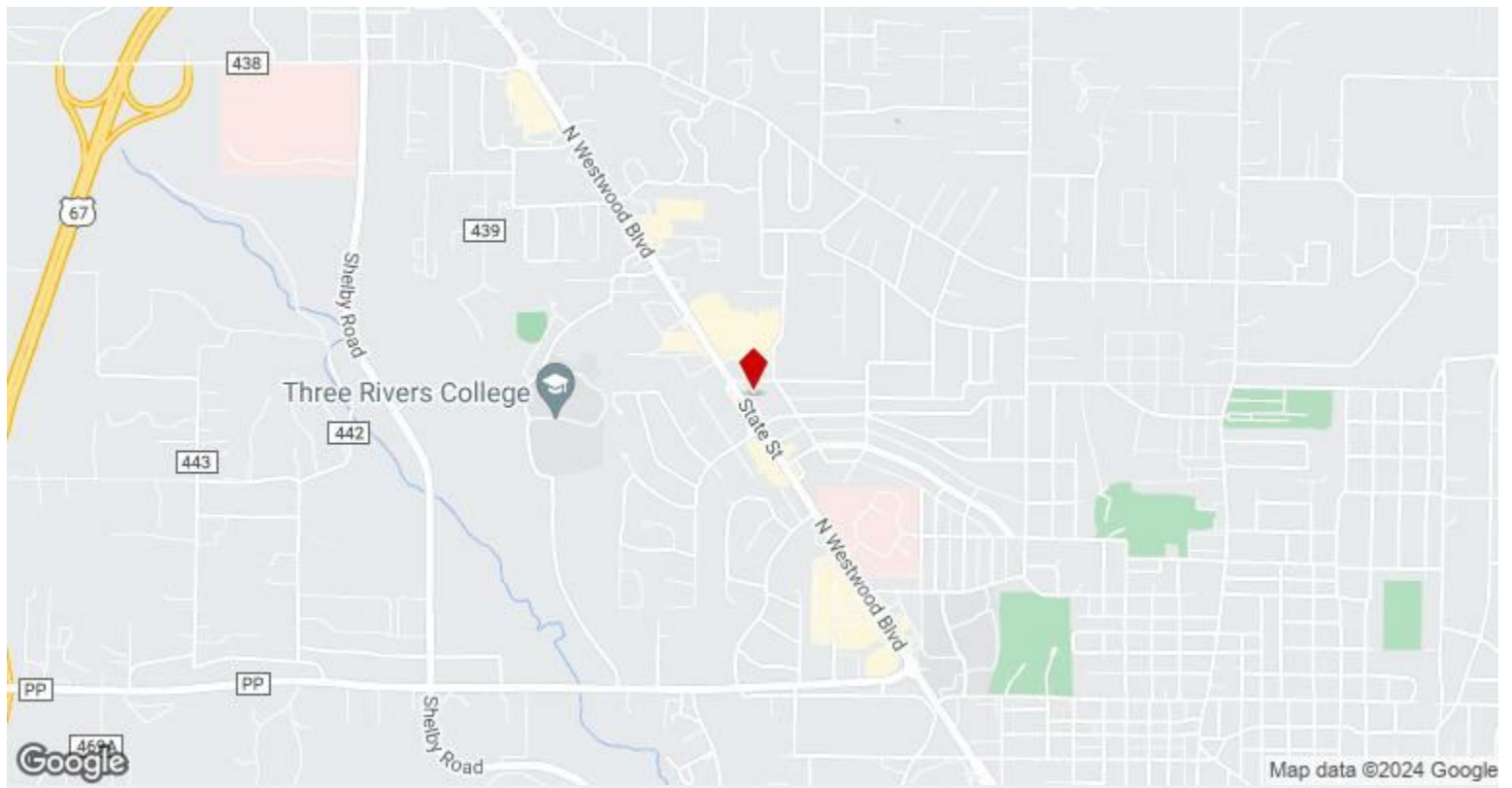
This building is 50% occupied with 2 years remaining on 5 year lease with a option for 5 year renewal. Commission 3% for the buyer' agent or as agreed with seller's agent.

This all-metal building sits on busy commercial artery with exposure to traffic and clientele. The building was renovated in 2021. Ample parking is available for employees as well as customers. There are two large parks, Bacon Memorial Park and Hendrickson Park, within a 5-minute drive. There are many restaurants and retailers like Starbucks, Adli, Sugar and Spice Bakehouse, Marshalls, and AutoZone within walking distance...

- 13 minute walk to John J Pershing VA Medical Center, Planet Fitness, Hampton Inn, and many well-known retailers.
- Digital color Daktronics 5' x 9' pylon sign is available and can be used by tenant.
- The building sits on State Street which is less than 10 mins away from the popular highway 60.
- Sitting behind the building are residential homes creating an instant traffic in the area



Price:	\$575,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.45 AC
Gross Leasable Area:	5,280 SF
No. Stories:	1
Year Built:	2000
Tenancy:	Single
Parking Ratio:	5.68/1,000 SF
Clear Ceiling Height:	14 FT
Zoning Description:	C-2
APN / Parcel ID:	109-08-08-33-0-002-008-004-000
Walk Score ®:	50 (Somewhat Walkable)

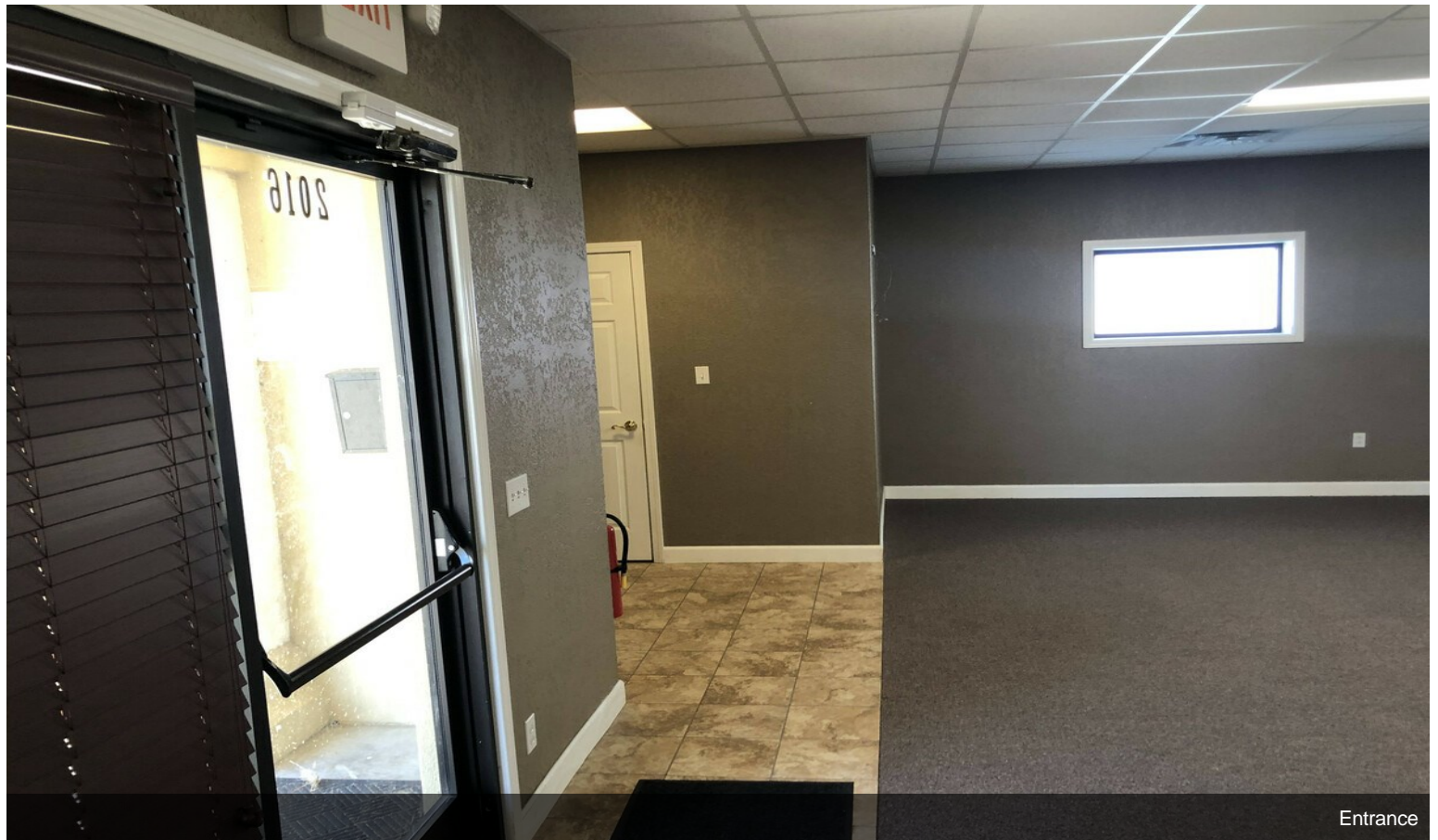


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Property Photos

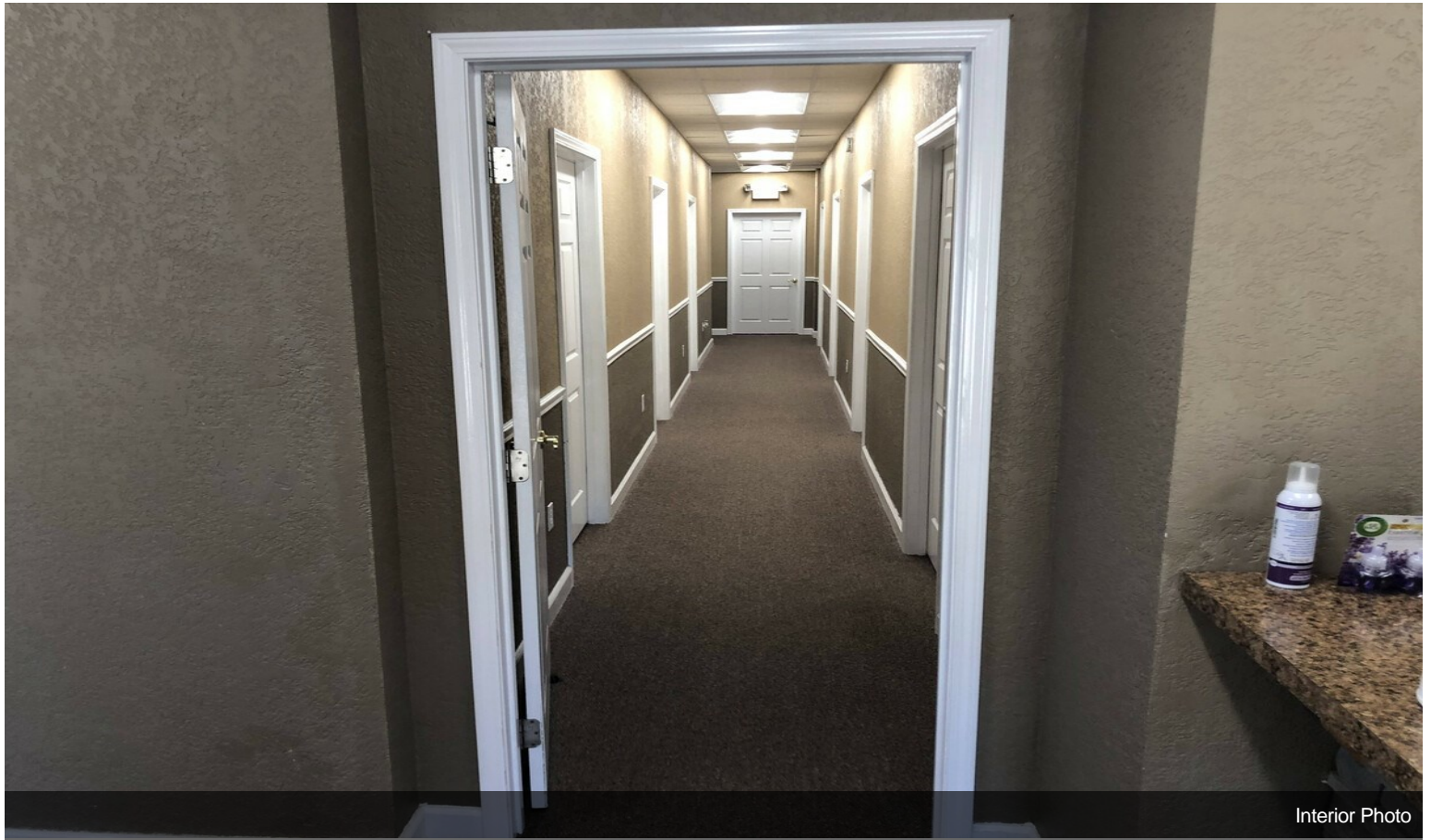


Interior Photo



Entrance

Property Photos



Interior Photo



Breakroom

Property Photos



Breakroom

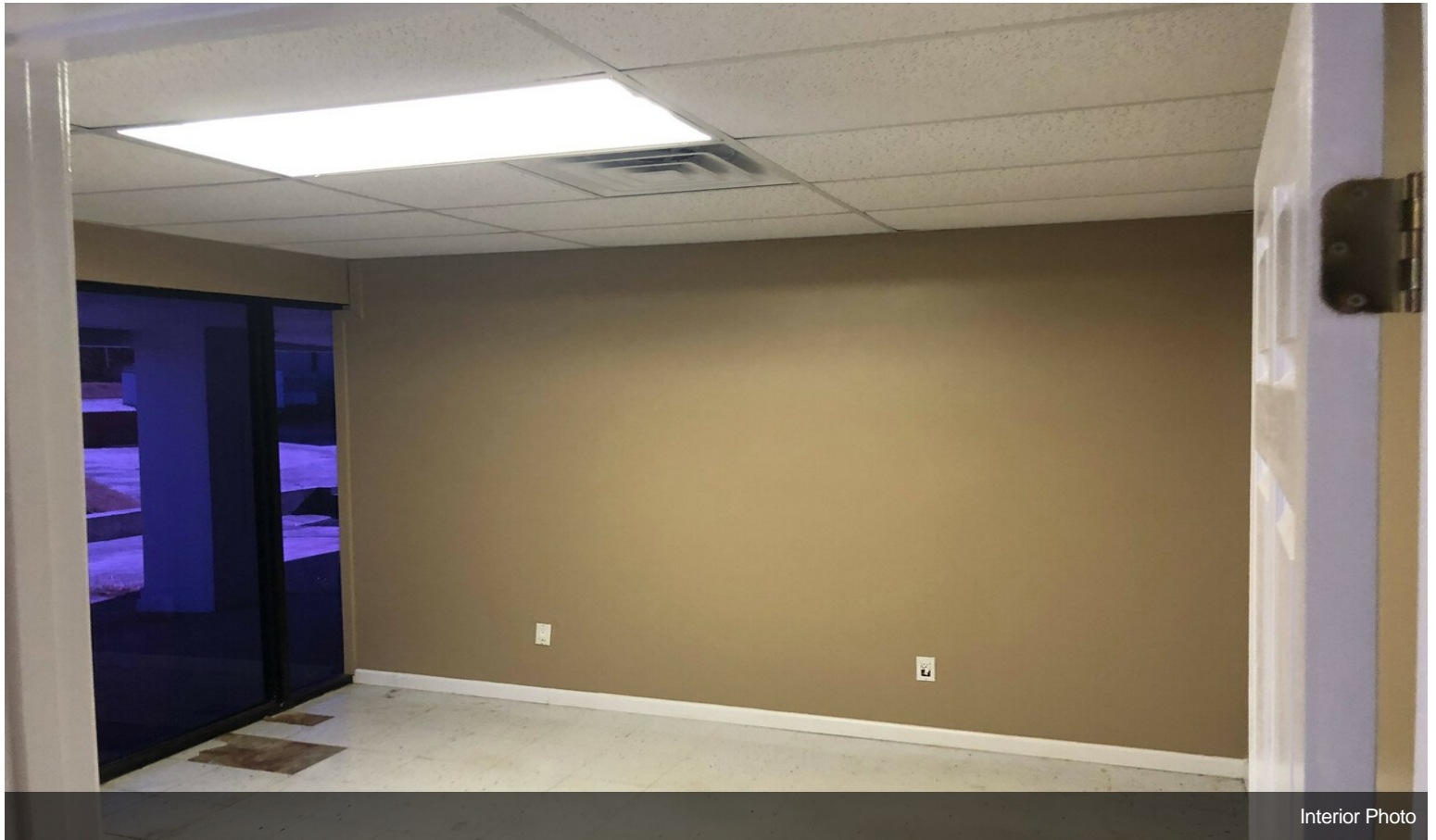


Building Photo

Property Photos



Building Photo



Interior Photo

Property Photos



Property Photos



Interior Photo



Building Photo

Property Photos

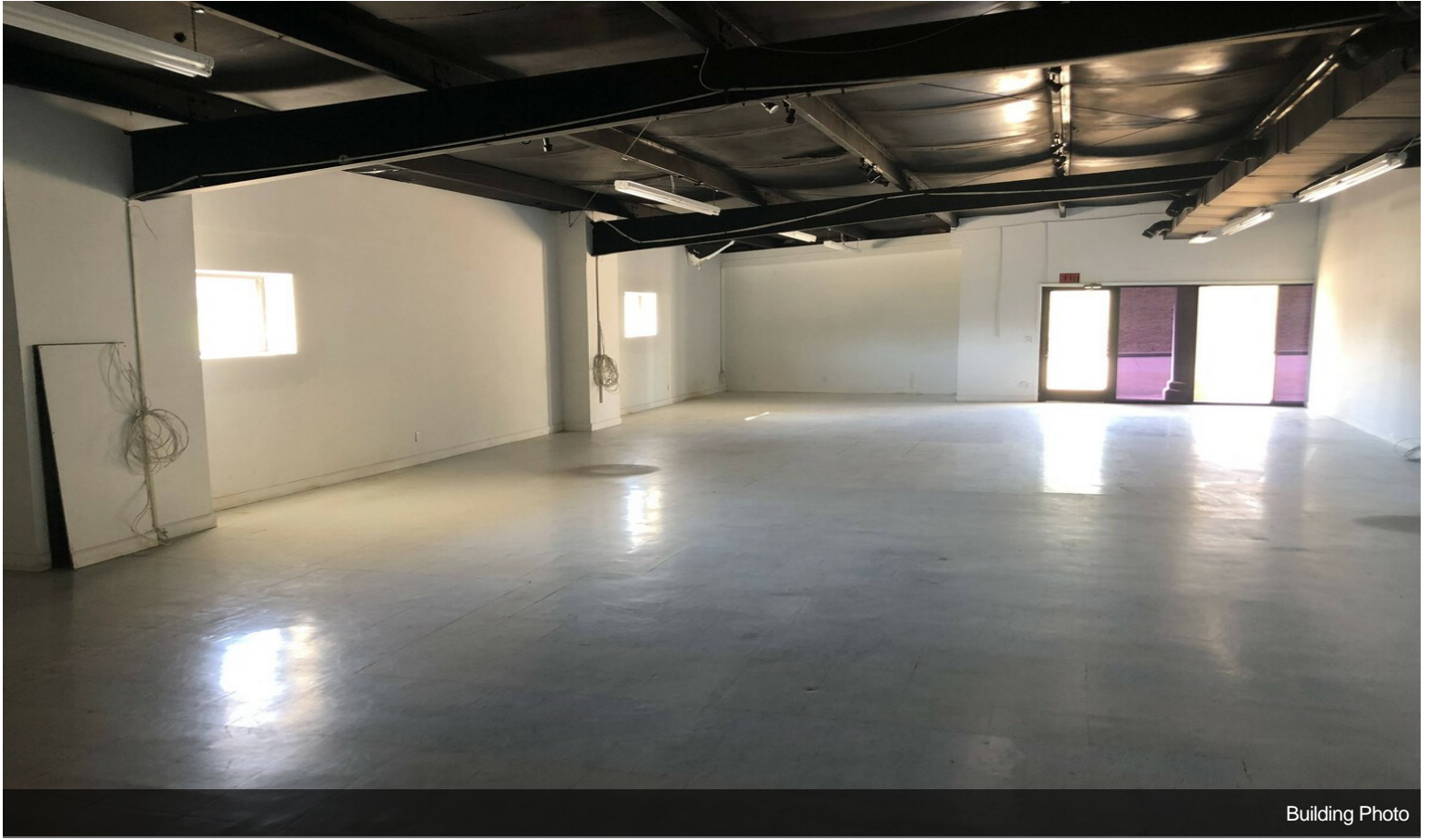


Interior Photo



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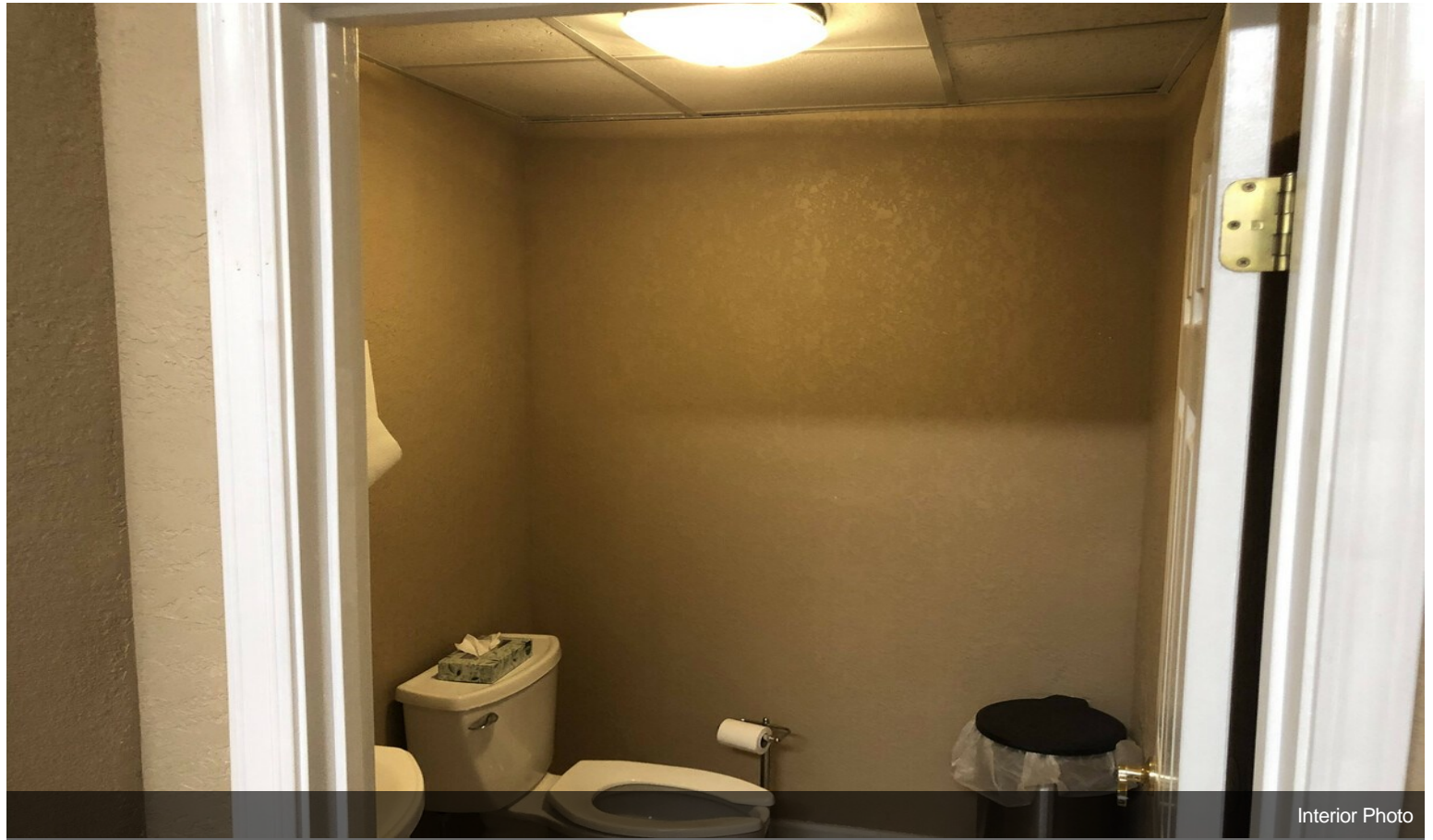


Building Photo



Interior Photo

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