

Commercial 244517

1617 W 26th Street A, Joplin, MO 64804

Status: Active Listing Price: \$14  
Lease Amount: \$14

<b>County:</b>	Jasper	<b>Area:</b>	03 - Joplin City - SW
<b>Commercial Type:</b>	Commercial	<b>Year Built:</b>	
<b>List Price/SqFt:</b>	0.01	<b>Total Baths:</b>	2
<b>Age:</b>	6 - 10	<b>Unit #:</b>	A
<b>In City Limits:</b>	Yes	<b>Total Acres:</b>	0.77
<b>Lot Size:</b>	.77 ac IRR	<b>Variable Acres:</b>	No
<b>Sale/Lease:</b>	Lease	<b>Road Frontage:</b>	
<b>Lease Amount:</b>	14	<b>Zoning:</b>	C-O PD
<b>Parcel #:</b>	33-007803-0000	<b>Taxes Assessed:</b>	Yes
<b>Electricity On:</b>	Yes	<b>Tax Type:</b>	Both
<b>Tax Value Available:</b>	No	<b>Total Tax:</b>	
<b>No Tax Value Explanation:</b>	Portion of parcel for Lease.	<b>REO/Foreclosure:</b>	No
		<b>Owner/ Agent:</b>	No



<b>Gas Meters:</b>		<b>Electric Meters:</b>		<b>Water Meters:</b>	
<b>Total Parking Spaces:</b>		<b>Parking:</b>	Private Lot		

Apx Total SqFt: 2,000

Sq Ft Source: Appr Measure - Agent

**Features:** Handicap Access; Handicap Facilities**Utilities:** Elec - Liberty; Natural Gas; Sewer - City; Water - City**Solar:** No**Basement:** No**Basement/Foundation:** Entrance - Inside; Partial Finished**Current Use:** Medical**Fencing:** None**Rd Access/Maint:** Access - City; Access - Paved; Maint - City**Tenant Pays:** All**Ceiling Height:** 10 Ft Clear; 8 Ft Clear**Traffic Count:** 5K -10K**Loading Dock/Doors:** Dock - None**Possession:** At Close; Negotiable; Subject to Tenant Rights**Location:** Corner Lot**Lease:** Triple Net**Heating:** Forced Air**Lockbox Location:** Lockbox Type: None**Flooring:** Ceramic; Vinyl**Financing:** Cash; Conventional**Cooling:** Central**Roof:** Metal**Property Condition:** Existing Structure**Directions:** Northwest corner of 26th and Maiden Lane (McClelland). Unit is on west side of building.

**Public Remarks:** Exceptional leasing opportunity for your medical practice at the corner of 26th & Maiden Lane. This 2,000 sq ft state-of-the-art medical office building is meticulously designed to meet the needs of healthcare professionals. Featuring six well-appointed exam rooms, private offices, a X-ray room, a centralized nurses' station, and a comfortable break room, this space is ideal for enhancing patient care and workflow efficiency. The facility also includes two restrooms and a spacious reception and waiting area, ensuring a welcoming environment for your patients. Offered at a competitive rate of \$14 per square foot NNN, this prime location provides excellent visibility and accessibility, making it an unparalleled choice for your medical practice.

**Lease Terms:** NNN**CID/CIP:** No**Listing Provided Courtesy of:** GLENN GROUP LLC 417-825-8213, Lic. # 2006022522

David Glenn  
The Glenn Group  
GLENN GROUP LLC  
[theglenngroup@yahoo.com](mailto:theglenngroup@yahoo.com)  
<http://glenngroupllc.com>  
Office Address: 2650 E. 32nd Street  
Ste. 221  
Joplin, MO 64804  
Phone: 417-434-4845  
Office Phone: 417-825-8213  
Cell: 417-434-4845