



## 516 S Main St

516 S Main St, Nixa, MO 65714



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# 516 S Main St

\$649,000

Two Buildings on 1.1 acre lot in Christian County, MO  
 Building 1- built in 2022, nice 3,250 SF Ofc/Warehouse with 750 SF office and 2,500 SF heated warehouse with additional mezzanine storage accessed by steps and four 14 ft h x 12 ft w drive-in doors.

Building 2- 1,650 SF concrete block shop with small office and restroom.

The 1.1 acre. ( 160 FT x 300 FT) Lot is partially fenced 160 foot of frontage along S Main

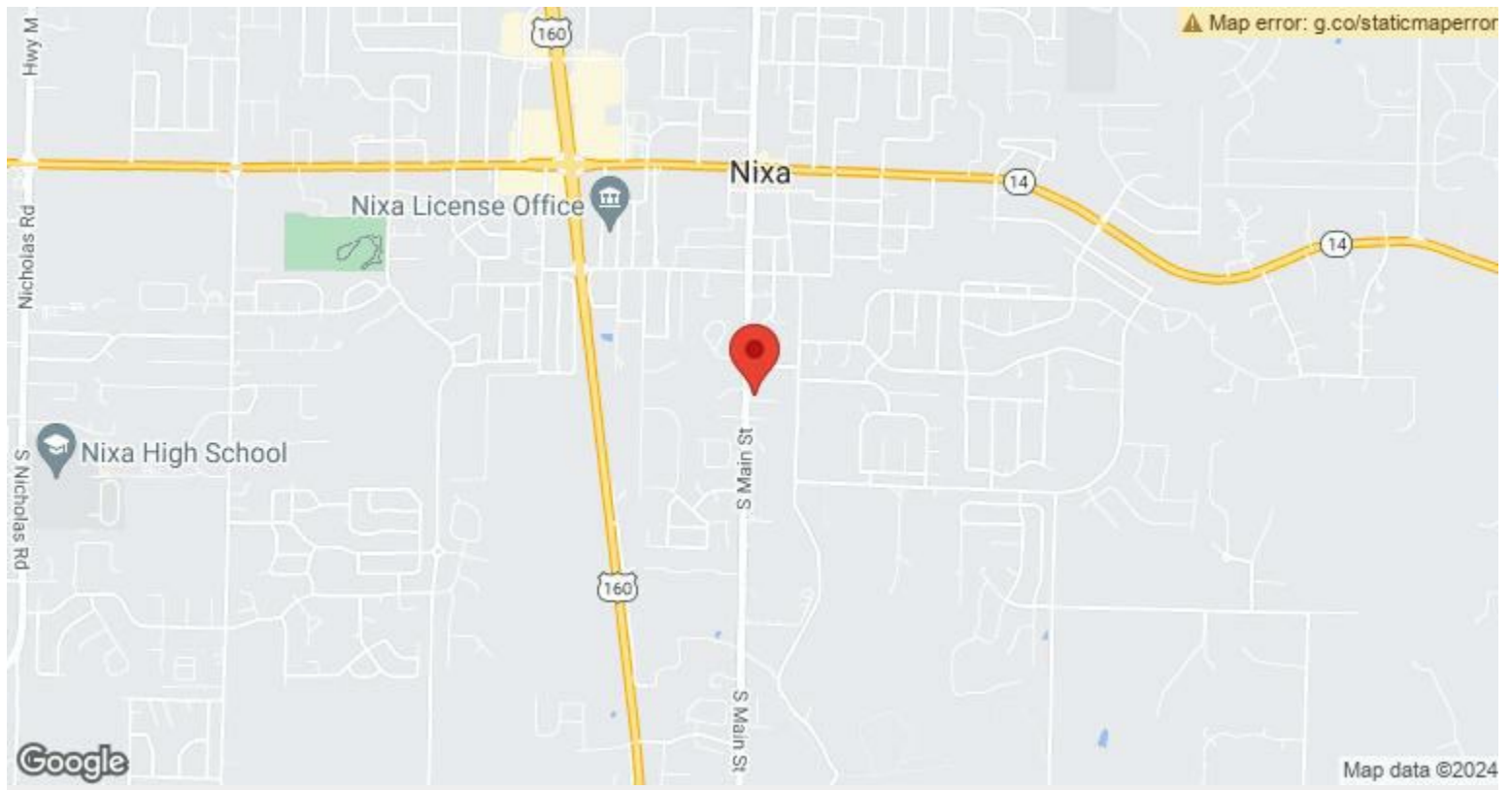
Located just outside Nixa City Limits in Christian County, MO

Real Estate Taxes 2023 were \$3,506....

- 2 buildings on a 1.1 ACRE LOT
- Nice, almost new 3,250 SF Ofc/WHSE built in 2022
- Four 14 Ft h x 12 Ft w Drive-in doors
- 1650 SF shop with Drive-in door and small office & restroom
- Outdoor storage area partially fenced
- Easy access to U.S. Route 160



Price:	\$649,000
Property Type:	Industrial
Property Subtype:	Service
Building Class:	B
Sale Type:	Owner User
Lot Size:	1.00 AC
Rentable Building Area:	4,900 SF
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No. Stories:	1
Year Built:	2022
Tenancy:	Single
Parking Ratio:	4.08/1,000 SF
Clear Ceiling Height:	16 FT
No. Drive In / Grade-Level Doors:	4
Zoning Description:	C1



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# Property Photos



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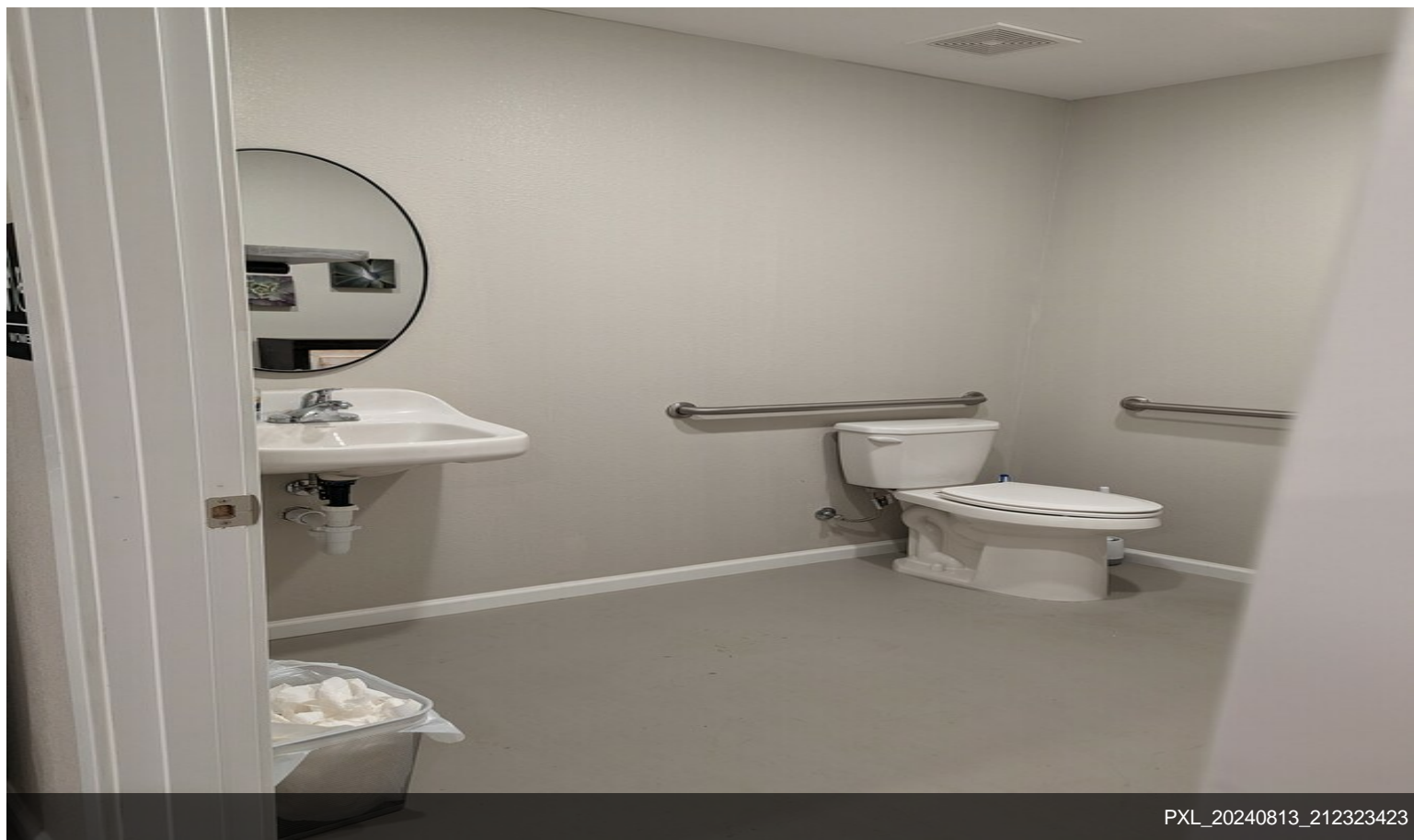


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# Property Photos



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# Property Photos



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