

FOR SALE

620 SOUTH GLENSTONE AVE. | SPRINGFIELD, MO 65802



HIGH PROFILE OFFICE BUILDING

- 47,477 SF m/l
- Free standing 3-story office building
- High visibility location
- Traffic Counts 40,100 + VPD
- Built 1988
- Paved Parking 238 spaces
- 3.55 Acres M/L
- Zoned GC - General Commercial
- 240' m/l Glenstone Ave. Frontage
- Deed Restrictions will apply upon sale

Mark Kerivan | 417-575-1271 | mkerivan@murney.com

 **MURNEY COMMERCIAL**

1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

Information regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

EXECUTIVE SUMMARY**PROPERTY OVERVIEW**

**Outstanding Investment/Development Opportunity! Value Added Alternatives:
\$63.19 Building sf or \$19.40 sf Land Development .**

This free standing 3-story office building is prominently located on highly visible South Glenstone Avenue. Excellently positioned in Southeast Springfield Office Retail quadrant. This 47,477 m/l sf office building has 3 floors of a semi open style cubicle configuration, perimeter offices, multiple conference rooms, employee lounge, break room, elevator, multi-stall restrooms. Excellent primary frontage with multiple curb cuts. There is an onsite 750 KW backup generator.

Large L shaped lot of 3.55 acres has 240 ft of frontage on high traffic Glenstone Avenue with 2 curb cuts and additional access out to Cherry Street. Paved parking of 238 spaces exceeds most all office uses. Zoned General Commercial for most commercial uses. Deed Restrictions will apply upon sale.

Property sold "AS IS" with right to property inspection. Contact Listing agent for closing company and Deed Restriction information.

PROPERTY SUMMARY

LIST PRICE	\$3,000,000
LOT SIZE	3.55 acres
BUILDING SIZE	47,477 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	GC
MARKET	Springfield
TAXES	\$79,322.99

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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP VIEW

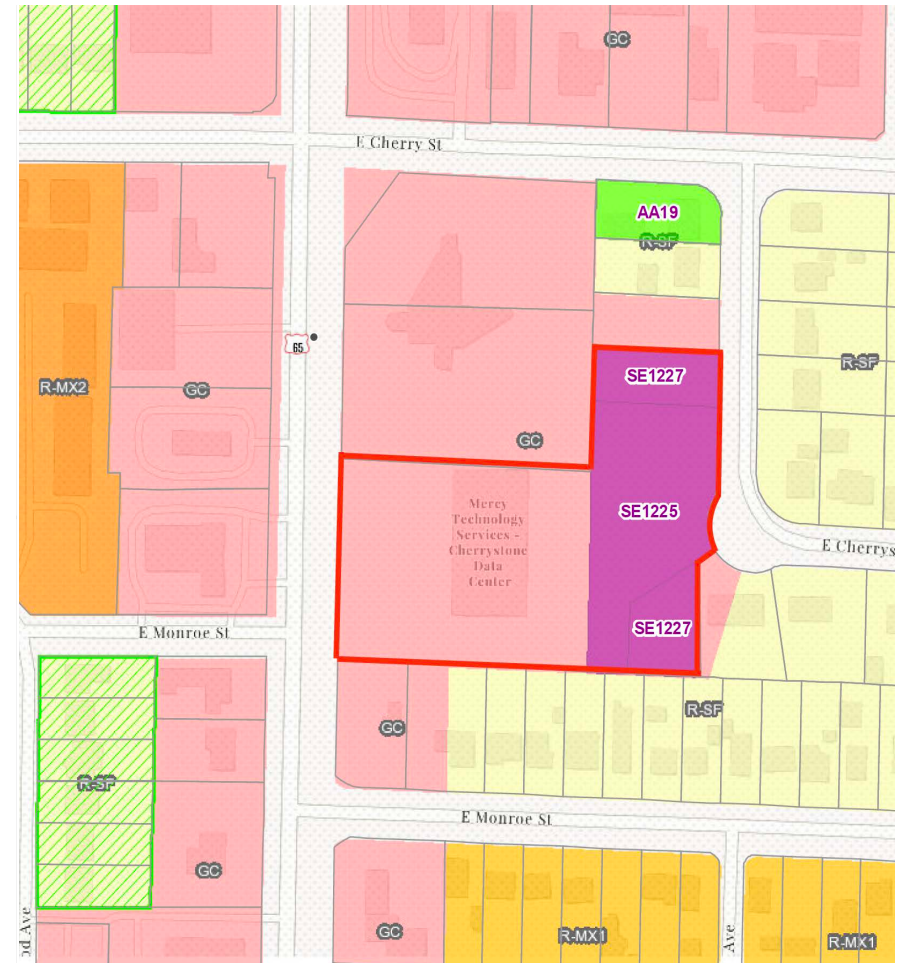
AERIAL MAP



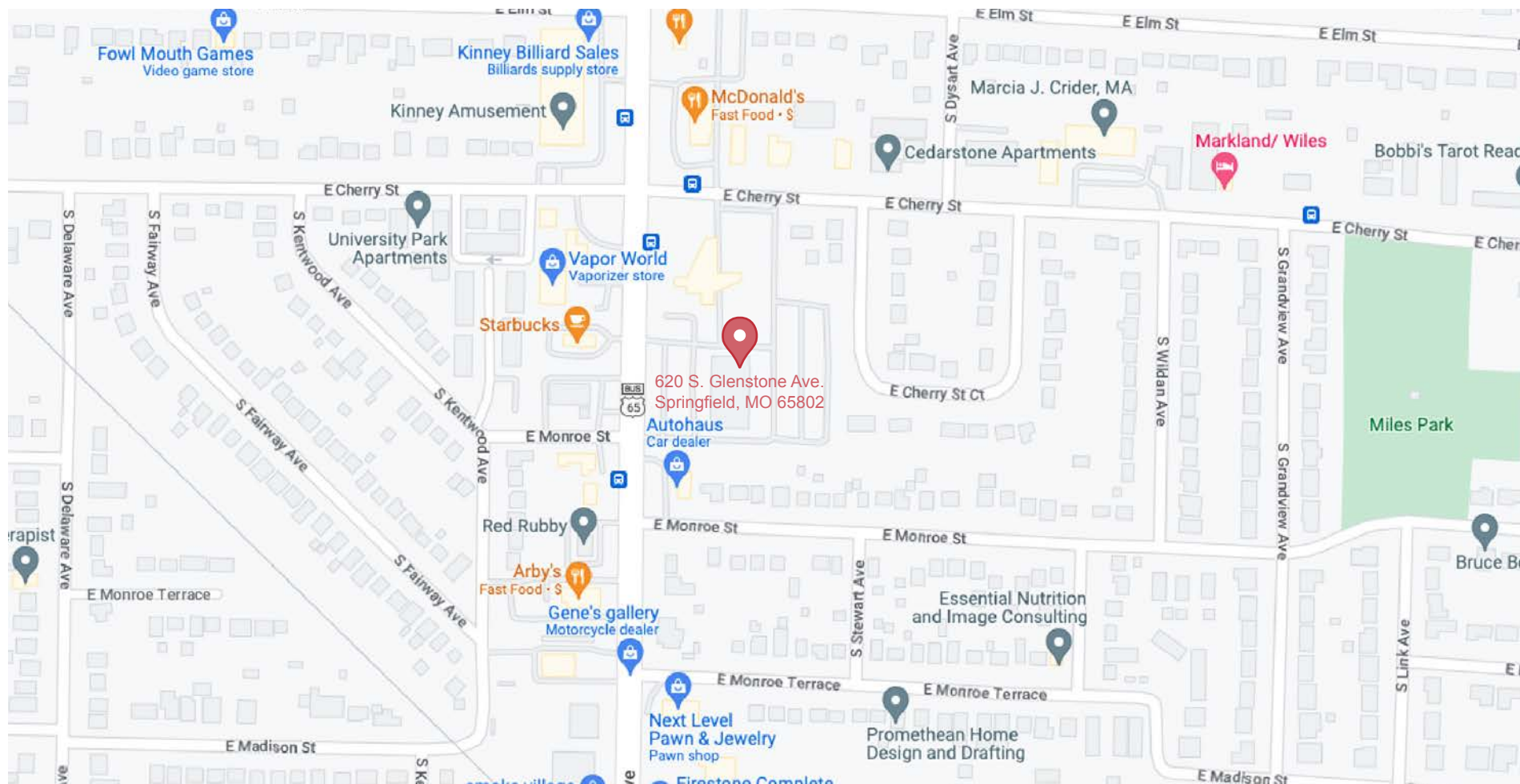
NOT A SURVEY

1:1,263
0 0.0125 0.025 0.05 mi
0 0.0225 0.045 0.09 km

ZONING MAP



SITE LOCATION



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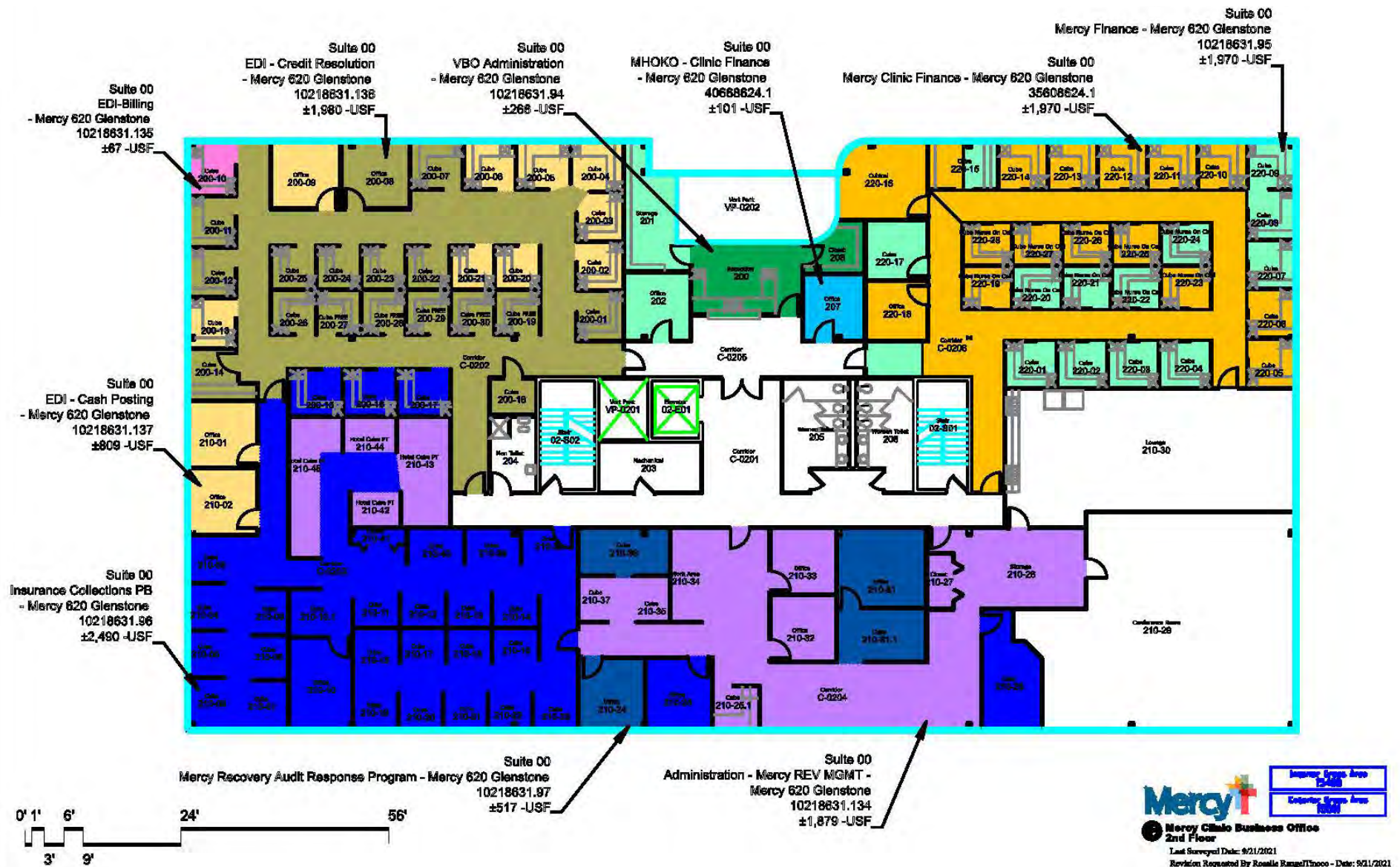
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FLOOR 1



FLOOR 2



FLOOR 3

Suite 00
Mercy Care Management - 620 S. Glenstone
65779016.1
±10,967 -USF

