



INDUSTRIAL PROPERTY FOR SALE AND LEASE

3,653 SF
WAREHOUSE
OFFICE &
APARTMENT
FOR SALE
OR LEASE
IN SEYMOUR

203 E Steel Street, Seymour, MO
65746

Presented By

GERALD ZAMORA

Broker / Advisor

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105 W Church Street

Ozark, MO 65721

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Sale Price	\$530,000
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Lease Rate	\$3,500/MONTH NNN
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LOCATION INFORMATION

Property	3,653' WAREHOUSE / OFFICE / APARTMENT FOR SALE OR LEASE IN SEYMOUR
Street Address	203 E Steel Street
City, State, Zip	Seymour, MO 65746
County	Webster
Market	Seymour
Cross-Streets	Skyline Rd & Hwy 60

PROPERTY INFORMATION

Building Size	3,653 RSF
Property Type	Office / Warehouse / Apartment
Lot Size	1.65 Acres
Land SF	71,874 SF
APN #	15-7.0-35-000-000-007.000
2023 Tax:	\$2,634.69
Zoning	Residential / Commercial
Year Built	2021

DIRECTIONS: FROM US-60, TAKE THE SKYLINE RD EXIT. TURN LEFT ON W STEEL ST. BUILDING ON THE LEFT



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LOCATION DESCRIPTION

Located near a busy intersection of Skyline Rd & Hwy 60 in Seymour, MO. Local businesses and organizations include Hutchens Industries, Inc., Mr. Dent Collision Repair, El Patron Mexican Grill, Cox's Paramedic Seymour Base, Seymour Life Church, Hucklebuck 60 BBQ, McDonald's, Casey's, Price Cutter of Seymour, Subway, Southern Missouri Off Road Ranch, LLC, Rambling Rose Floral & Gift. and other local and national companies.

INFORMATION

<i>Primary Frontage Street Name</i>	E Steel Street
<i>Frontage - Secondary</i>	Hwy 60
<i>View</i>	Average
<i>Access</i>	Good
<i>Site Visibility</i>	Good
<i>Fence</i>	Yes
<i>Landscaping</i>	Typical landscaping
<i>Topography</i>	Level
<i>Shape</i>	Irregularly shaped
<i>Signage</i>	Yes
Public Utilities	<i>Electricity & water</i>
<i>Sewer Type</i>	Public sewer
<i>Water Type</i>	City
<i>Building Exterior</i>	Steel, Steel frame
<i>Roof</i>	Metal
Foundation	Slab
<i>Total Number of Parking Spaces</i>	30
<i>Foundation</i>	Slab



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PROPERTY FEATURES

- 861 sq. ft. living quarters - currently used for short term leases
- 168 sq. ft. office/reception area
- 2624 sq. ft. warehouse space - heated and cooled, led lighting, three 12x12 ft. overhead doors
- 20x30 lean-to building
- 1.65 acres zoned Residential/Commercial and visible from Hwy 60.
- Tools/Equipment negotiable: Lift, two tire machines, air compressor, Gantry crane, welder, drill press, bolts package, cabinets
- Not negotiable: red tool box and Tube Shark
- Estimated 2023 tax: \$2,632.32 (split between residential / commercial)
- For Sale: \$500,000
- For Lease: \$3,500/month NNN



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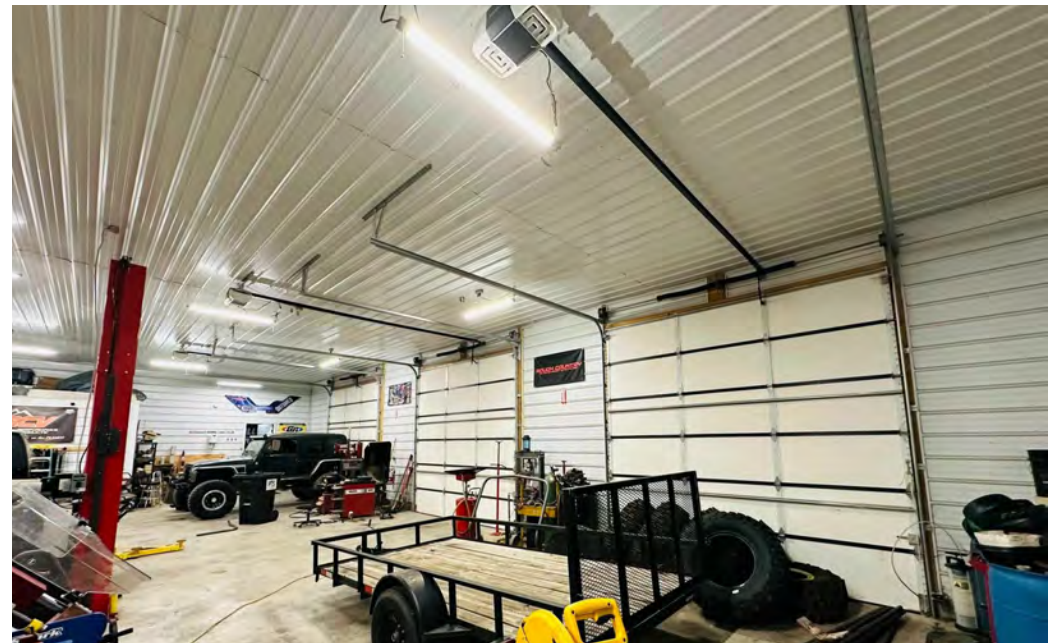


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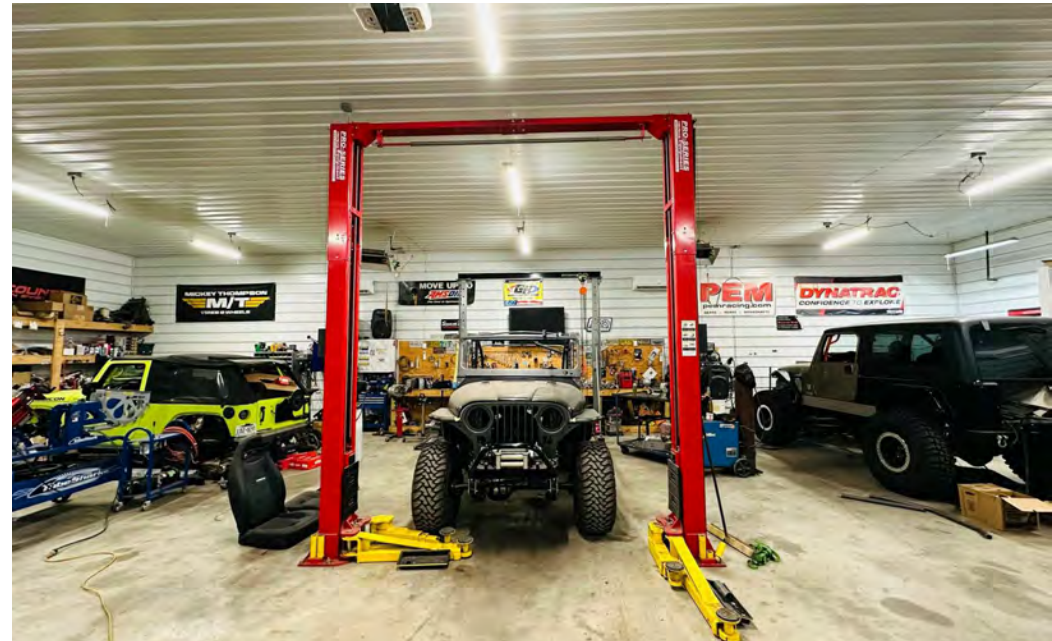
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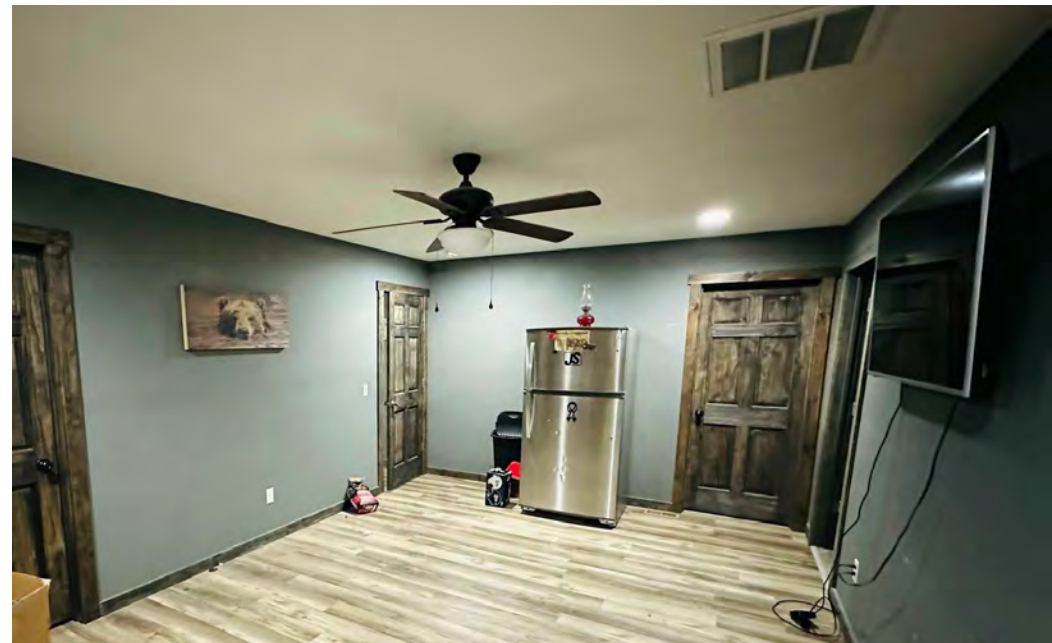
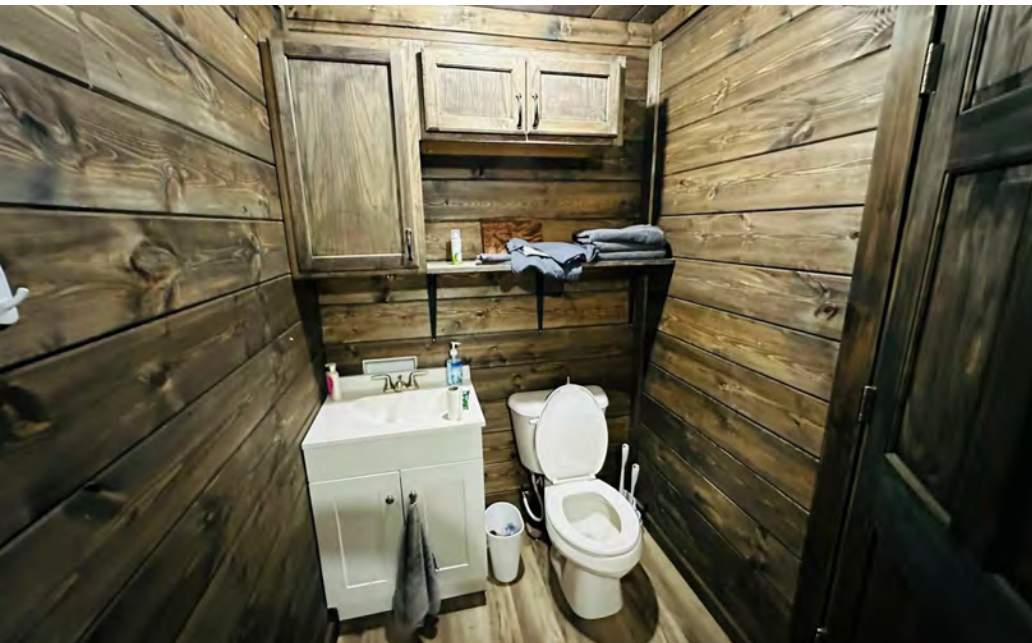
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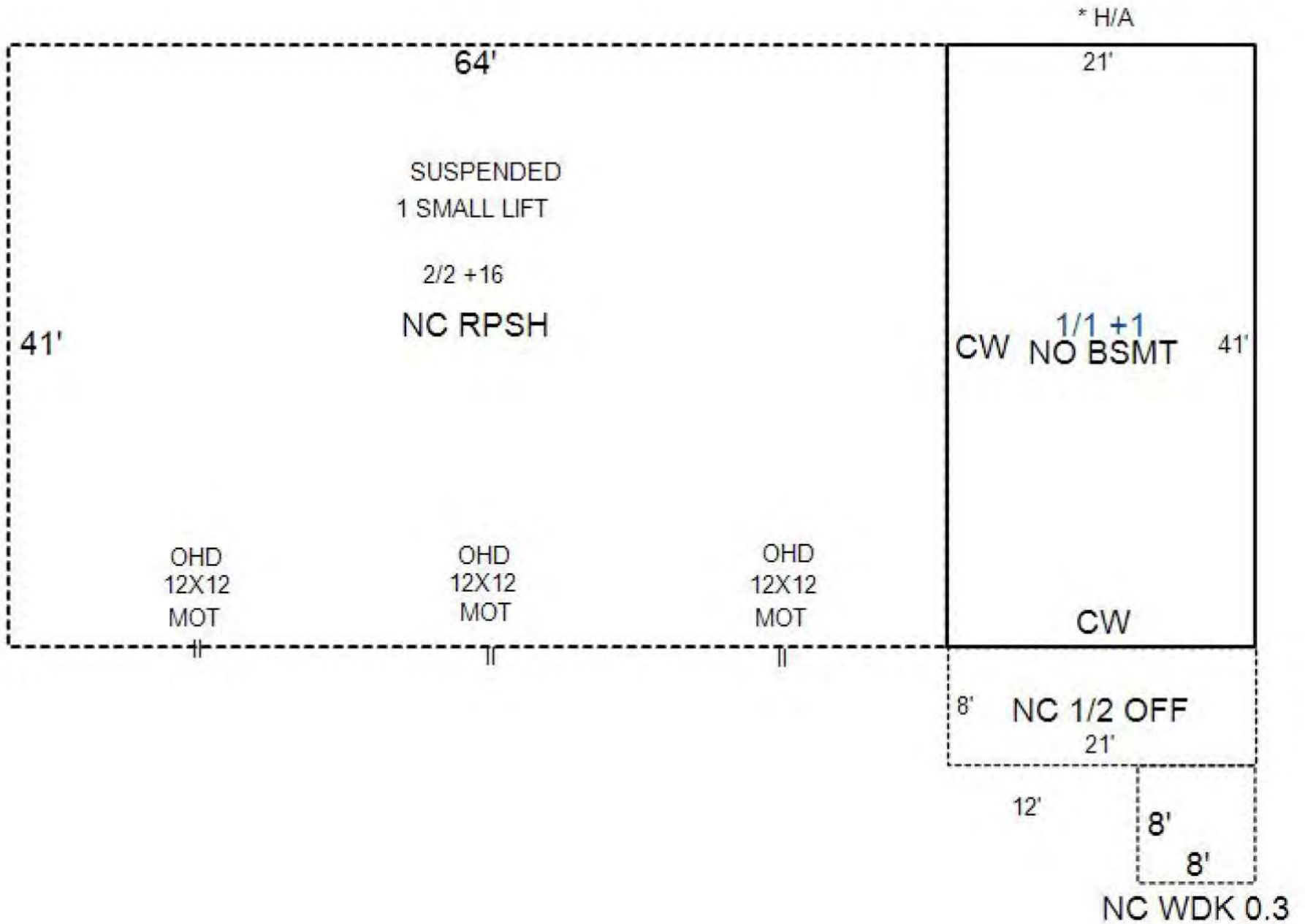
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AREA CALCULATIONS SUMMARY

Code	Factor	Net Size	Perimeter	Net Totals
NC RPSH	1	2624	210	2624
NC WDK 0.3	1	64	32	64
1/1 +1	1	861	124	861
NC 1/2 OFF	1	168	58	168
Base Area (rounded w/ factors)				861.0
Adjusted Area (rounded w/ factors)				0.0
Total Area (rounded w/ factors)				861.0



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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

- 2021 Trusted Advisers Commercial Realtor
- 2022 CoStar POWERBROKER Top Broker Winner
- 2023 CREXI Platinum Broker Award Winner
- 2023 CoStar Power Broker - Zamora Real Estate
- Residential Broker since 2004

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