

FOR SALE

828 W. BATTLEFIELD RD | SPRINGFIELD, MO 65807



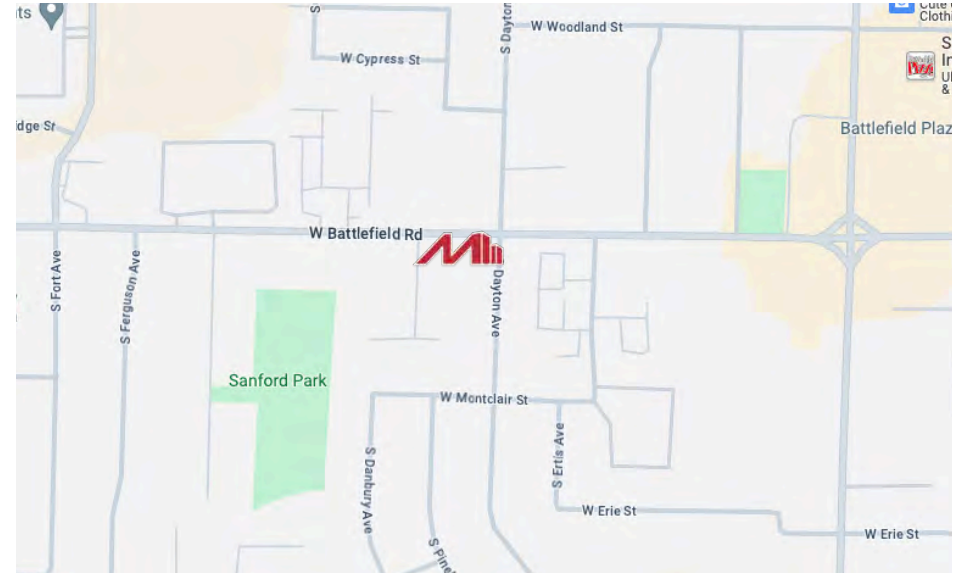
OFFICE PROPERTY

- 1.37 Acres m/l
- All Utilities At Site
- Zoned 0-1 Office
- Secondary Access Pinehurst Ave
- Battlefield Road Frontage
- Traffic Counts 30,060 + VPD
- House on Site- Possible Office

Mark Kerivan | 417-575-1271 | mkerivan@murney.com
Steve Reith | 417-889-3111 | Battlecreek Properties

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

EXECUTIVE SUMMARY



PROPERTY SUMMARY

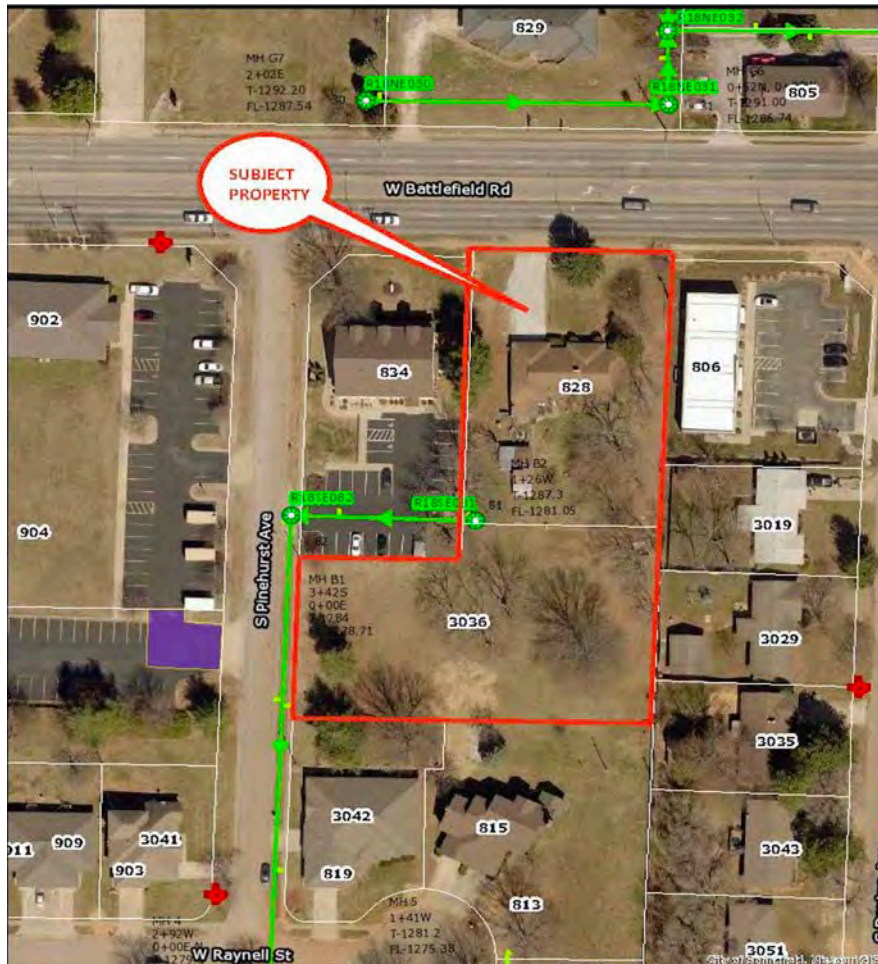
LIST PRICE	\$650,000
LOT SIZE	1.37 acres
BUILDING SIZE	2,284 SF
PARKING	1-5 Spaces
ZONING	O-1
MARKET	Springfield
TAXES	\$4,016.28

PROPERTY OVERVIEW

Great 1.37 acre m/l tract right on Battlefield Rd. This property is zoned O-1 Office has approx. 135' m/l of Battlefield Rd frontage with additional access from Pinehurst Ave. All utilities ie gas, water sewer, electric are at or adjacent to the property. Excellent visibility with over 30,060 VPD. This sale also includes parcel # 881802402066. House is being sold as is-where as with right to inspection. House is served by well and septic Tenant is mth to mth.

AERIAL MAP VIEW

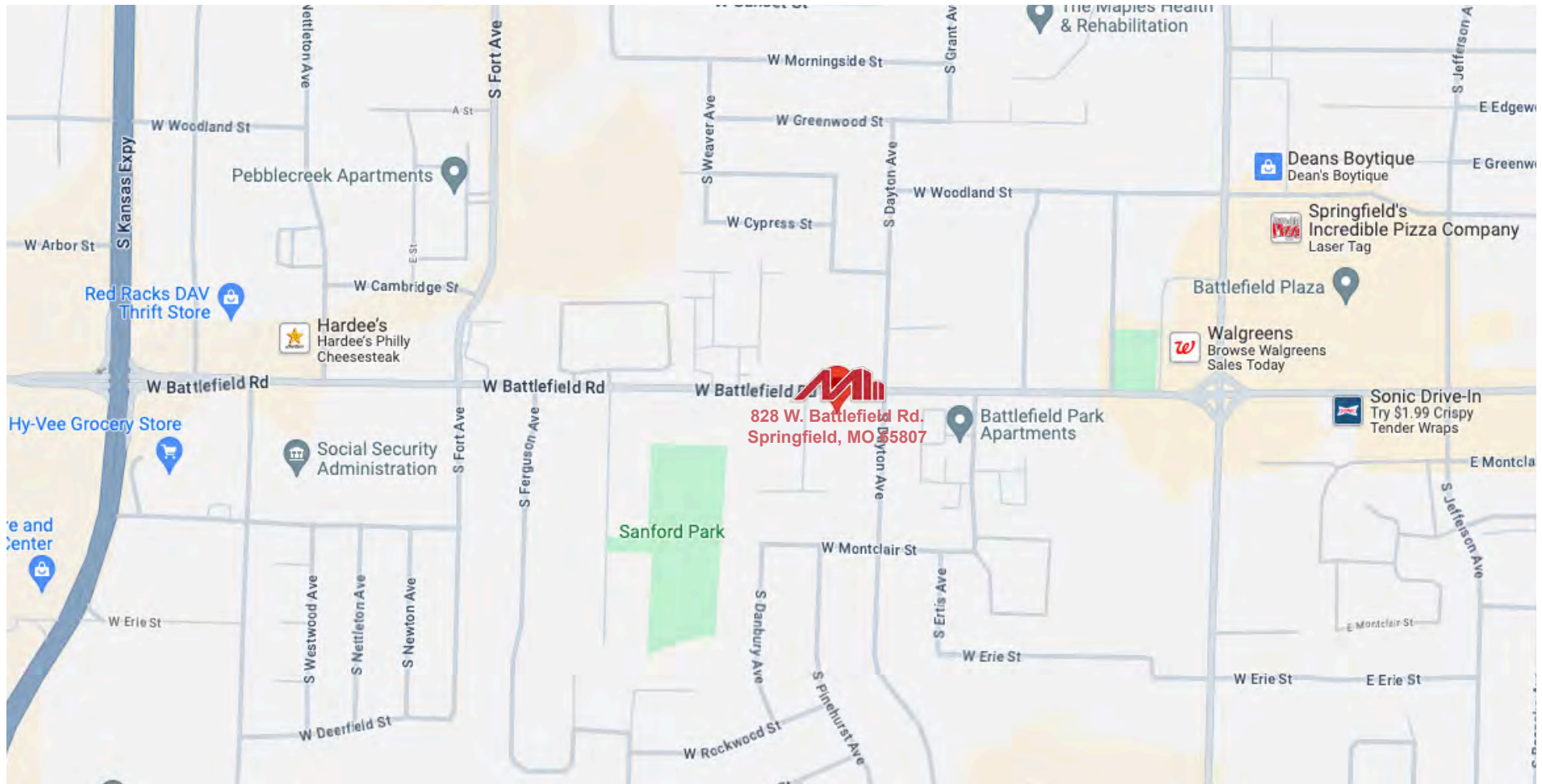
AERIAL MAP



ZONING MAP



SITE LOCATION



DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**COMMERCIAL
PROPERTY**

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