

FOR SALE

1801 N. Osage Blvd.; Nevada, MO



PROPERTY INFORMATION:

Unique commercial facility with easy access and great exposure to I-49. Includes over 2,300 sq. ft. of high-quality office space along with an adjoining warehouse/body shop with 3-phase 220V power and multiple overhead doors for easy access.

GENERAL INFORMATION:

Price:	\$299,000 \$245,000
Lot Size:	2.16 Acres
Building Size:	9,518 SF
Proposed Use:	Commercial

[ADDITIONAL INFORMATION](#)

[CONTACT US](#)

[INTERACTIVE MAP](#)

[VIEW MORE LISTINGS](#)



WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

CONTACT

ALAN OR PATRICK BUTTRAM

(417) 850-0240 Alan's Cell
(417) 434-7846 Patrick's Cell
alanbuttram@hotmail.com
bcre247@gmail.com
1931 E. 20th, Suite 104
Joplin, MO 64804
(417) 782-4010 Office
www.bcre1.com



*Joplin's #1 Commercial MLS Agent
Since 1993*

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.