



FOR SALE ... +/-3.5 ACRES COMMERCIAL LOT SALEM, MO
HIGH TRAFFIC CORRIDOR LOCATED IN COUNTY SEAT ... DENT COUNTY MO
000 East Scenic Rivers Boulevard Salem, MO 65560



For More Information Contact:

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Reece Commercial Real Estate

3626 S. Campbell Springfield, Missouri 65807

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



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PROPERTY HIGHLIGHTS:

Size: +/- 3.5 acres two adjoining parcels 152,460 sq. ft.

Frontage: +/- 300 feet on Scenic Rivers Blvd.

Utilities: All available at property

Land: Level

PROPERTY SUMMARY:

The property is located in Salem Missouri, County seat of Dent County and located equal distance between Springfield and St. Louis MO. Salem is the Banking, health care, legal and business center for the area. Diversified economy with national and local retail and restaurants. Home to Salem Memorial Hospital and South Central Missouri campus for Southeast Baptist University extension. Near the Ozark National Scenic Riverways and Montauk State Park. State Highways 72,32,19 & 68 intersect in Salem offering easy accessibility.

1 US Census Bureau

2 Location One Information Systems (LOIS), ESRI ® 2018, Updated July 5, 2019

PRICE: \$219,900 / \$62,571.43 an acre / \$1.44 a Square Foot



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LOCAL REGIONAL & COAST TO COAST NATIONAL FOOT PRINT

REECE COMMERCIAL REAL ESTATE affiliation with our parent company Berkshire Hathaway and our Real Estate Division Home Services assures a corporate professional reach extending far beyond Southwest Missouri, providing a unique nationwide opportunity to our commercial real estate clients.

A.L. "Skip" Liebman- Senior Commercial Specialist

- Over 18 Years as a Commercial Real Estate Specialist
- Ten years as a management business consultant working locally and with Fortune 100 and 500 companies nationwide
- Personally owned and developed commercial property
- Organized, managed, and participated in private real estate investment groups
- Core competency includes representation of Buyer and Seller leasing or selling, with emphasis on retail, hospitality, office and industrial properties
- Awarded Power Broker by CO-STAR

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