



For more information please contact:

David Havens

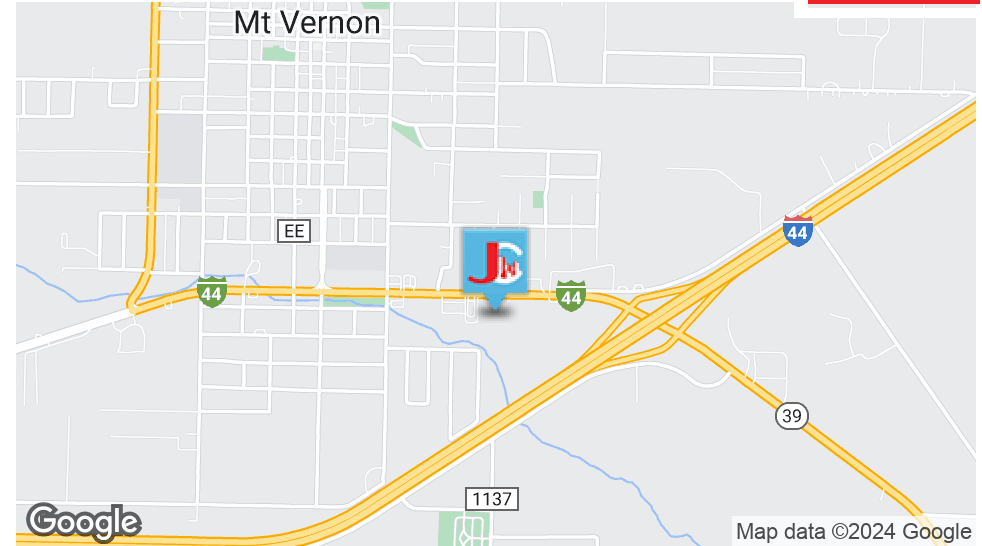
Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com



For Sale



OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.9 Acres
Price / Acre:	\$277,778
Year Built:	1997
Zoning:	Commercial

PROPERTY OVERVIEW

Commercial Property with 56 Storage Units.
Upside Potential: BELOW Market Rents and 50% vacancy
Visible and Accessible from I-44 and MT Vernon Blvd

PROPERTY HIGHLIGHTS

- Visible From I-44.
- Close Proximity to I-44.
- Upside Potential.

705 E Mt Vernon



705 E MT VERNON BLVD, MOUNT VERNON, MO 65712

RETAILER MAP

For Sale



Google

Map data ©2024 Imagery ©2024 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

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TRAFFIC COUNT MAP

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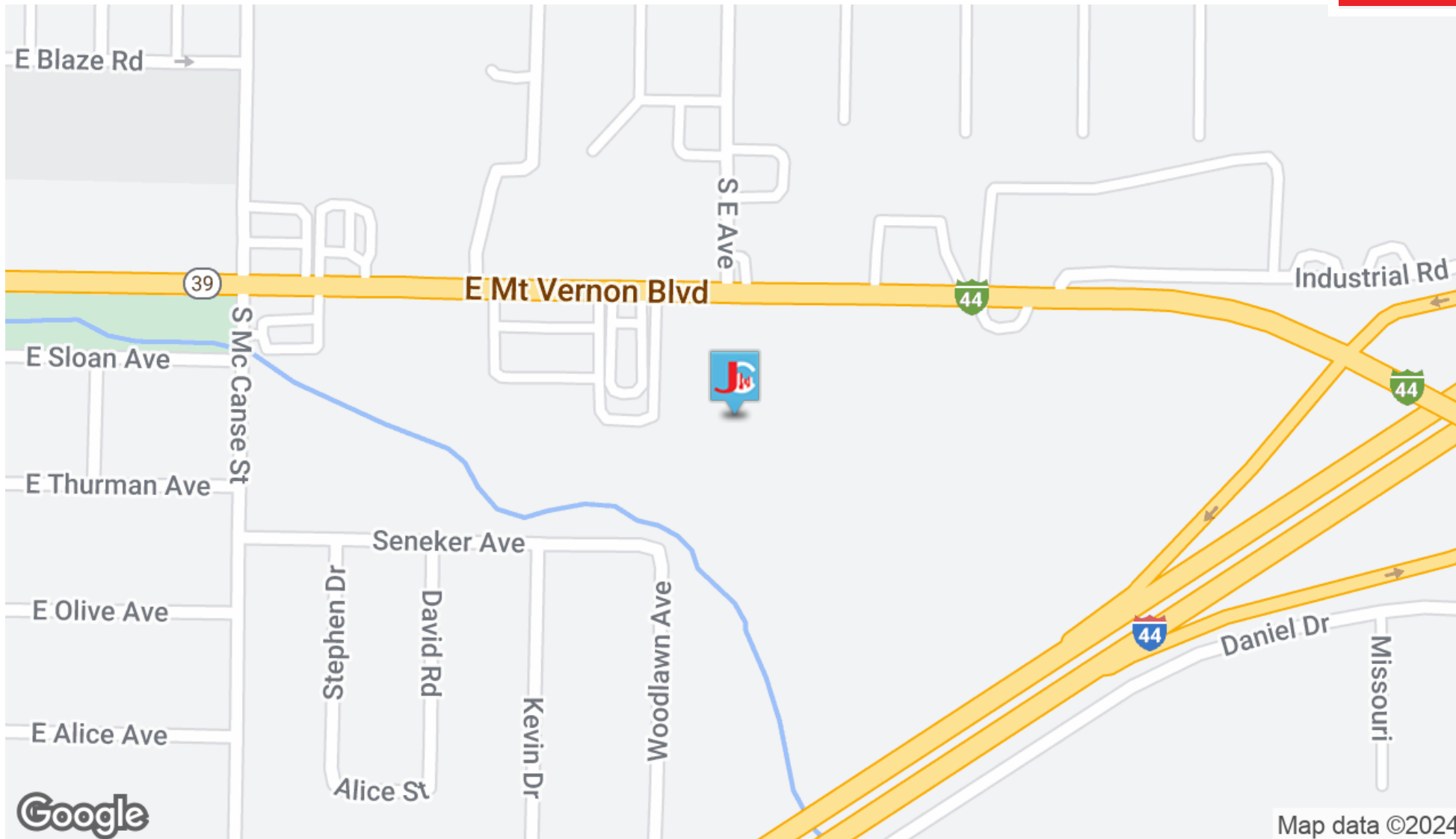
705 E Mt Vernon



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LOCATION MAP

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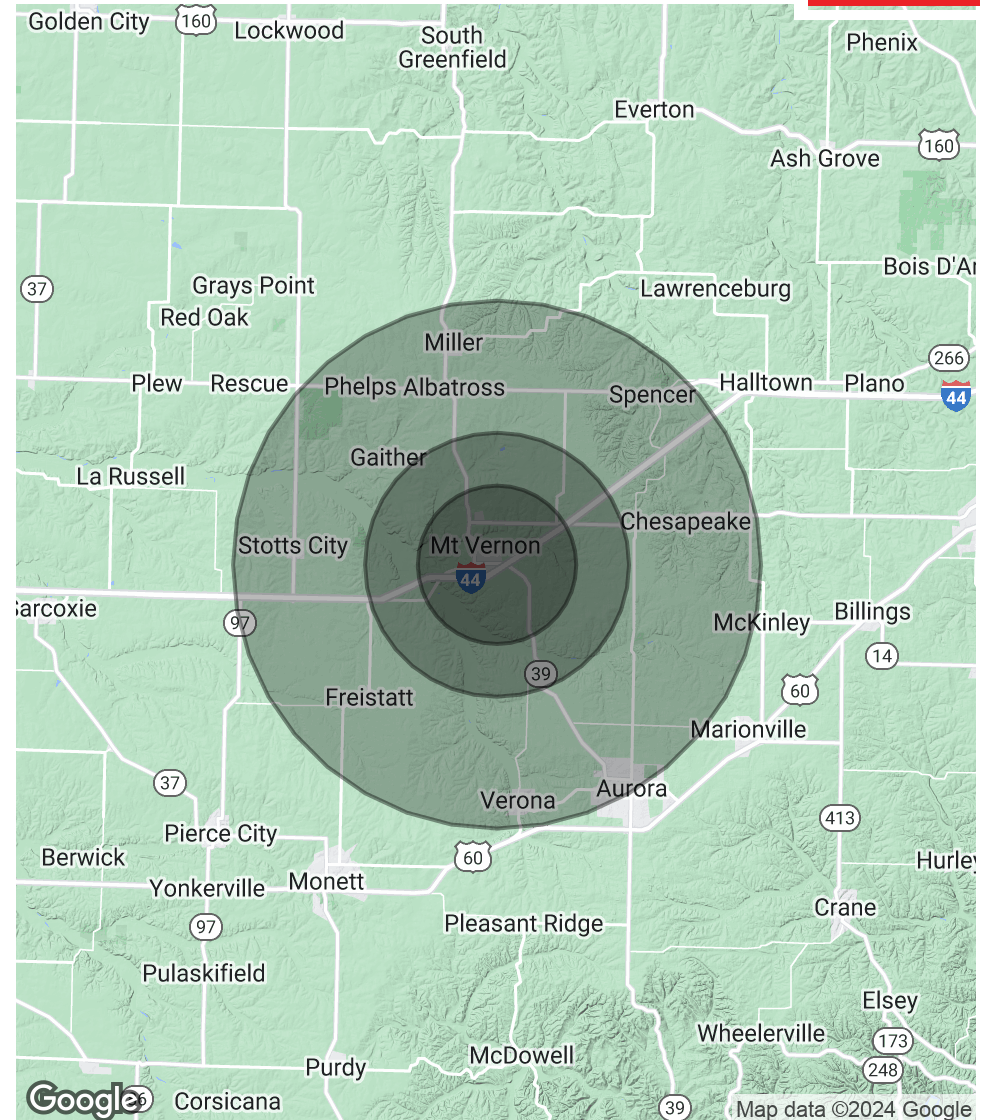
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	5,620	7,740	18,569
Average Age	41.4	40.9	39.7
Average Age (Male)	40.5	40.5	39.5
Average Age (Female)	44.0	43.3	42.0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,530	3,386	8,404
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$53,475	\$56,142	\$52,410
Average House Value	\$132,468	\$140,691	\$129,837

* Demographic data derived from 2020 ACS - US Census





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DAVID HAVENS

Senior Broker

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Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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