

FOR SALE

1206 W. Fountain Rd., Webb City, MO



1206 W. Fountain Rd.
Webb City, MO 1,300 SF



GENERAL INFORMATION:

OFFICE SIZE:	1,300 SF
PRICE:	\$210,000
YEAR BUILT:	2006
ACRES:	0.57 acres

PROPERTY INFORMATION:

Free standing , well maintained long-time physician's office just west of major stoplight in Webb City. Room to expand. New roof in 2023, newer HVAC.

Behind Taco Bell / Arby's / Freeman Urgent Care.

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WHY CONSIDER JOPLIN?

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

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