

FOR SALE

114-116 East Orleans, Pacific, MO 63069

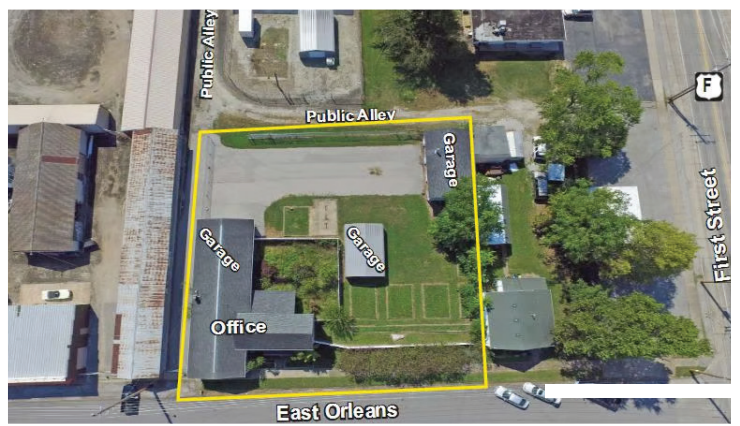


PROPERTY SUMMARY

OFFICE / WAREHOUSE

- 4,584 sf Office Warehouse
- Includes Private Offices.
- 2 Bathrooms, One with Shower.
- Kitchenette.
- Large open area on second floor with existing cubicles.
- Large showroom area.
- Both an attached garage area and an additional 3 bay storage building.
- Large fenced in storage area with roll gate with ability to expand.
- Excellent contractor building.
- Abundant street parking with easy access to I-44.

• **SALE PRICE: \$350,000.00**



 Listing Agent **Doug Tinkham**

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PROPERTY PHOTOS



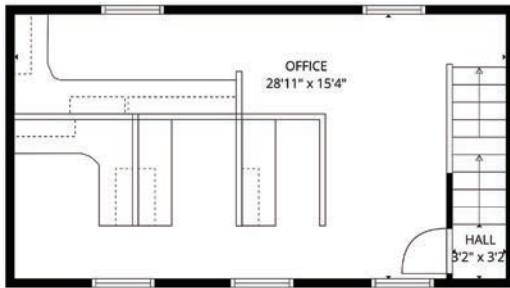
PROPERTY PHOTOS



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FLOOR PLANS



TOTAL: 2046 sq. ft.
1st floor: 1601 sq. ft., 2nd floor: 445 sq. ft., 3rd floor: 0 sq. ft.
EXCLUDED AREAS: UNDEFINED: 31 sq. ft., UTILITY: 34 sq. ft., SCREENED PORCH: 216 sq. ft.,
PATIO: 3003 sq. ft., GARAGE: 1807 sq. ft., LOW CEILING: 45 sq. ft.,
ATTIC: 217 sq. ft., WALLS: 355 sq. ft.



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.