

317 S. South Avenue, Springfield, MO is owned by South Pier LLC. This building, built in 1887, was gutted and totally rebuilt inside the original structure in 2007-2009.

The architectural design features, including curved elements, and quality materials have brought luxury into this building while melding it with original brick walls and original hardwood flooring as well as new hardwood and porcelain tiles.

The retail space has doors welcoming customers facing South Ave off the building foyer, and in the rear off Patton Ave for a total of 8000 sq. ft. of retail space.

This space is currently leased to the same tenant who has been in the building ten years.

Eight luxurious condos are on the second and third floors. None of the condos are alike, though similar kitchens and baths are found in seven of them. An eighth condo was infilled in 2019 with an open floor plan and one bedroom. The original seven condos have 2 or 3 bedrooms.

One of the condos has a 2 bedroom, 2 bath unit with an in-law suite which can be rented separately. The in-law suite is a one bed, one bath unit with kitchen and sitting room. This was remodeled and a kitchen space and new flooring was added in 2021.

The condos range in size from 1450-2150 sq. ft.

The building has a parking garage in the basement with entry off Patton Ave. Also in the basement is rentable storage space and additional retail space.

The building has a fire protection system which is constantly monitored, as well as cameras, and codes for the garage, stairwell, elevator, and exit doors. These elements create a secure building for the tenants.

The location is Downtown Springfield, Missouri which has become an entertainment and shopping area. Restaurants, bars, shops, galleries, theaters, churches, and universities are all within walking distance from this building.