

# FOR SALE-PRICE REDUCED

2854 E. 44th St.



## PROPERTY INFORMATION

SIZE: 1.66 acres

PRICE: ~~\$425,000~~

REDUCED PRICE: \$399,500

Vacant land parcel south of Silver Creek Galleria, great access and visibility. Near major interstate highway interchange and significant retail/hotel users. Major 4-lane feeder street (with center turn lane) which provides access to Mercy Hospital as well as schools and churches in vicinity.



## WHY CONSIDER JOPLIN?

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

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.

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