

# 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

## ADDITIONAL INFORMATION

[CONTACT US](#)

[INTERACTIVE MAP](#)

[VIEW MORE LISTINGS](#)

**CONTACT  
ALAN BUTTRAM**  
(417) 850-0240 Alan's Cell

alanbutram@hotmail.com  
bcrejoplin@gmail.com

**1931 E. 20th, Suite 104  
Joplin, MO 64804**  
(417) 782-4010 Office  
www.bcre1.com



*Joplin's #1 Commercial MLS Agent  
Since 1993*

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.