

FOR SALE

1484 E. ST. LOUIS ST. | SPRINGFIELD, MO 65802



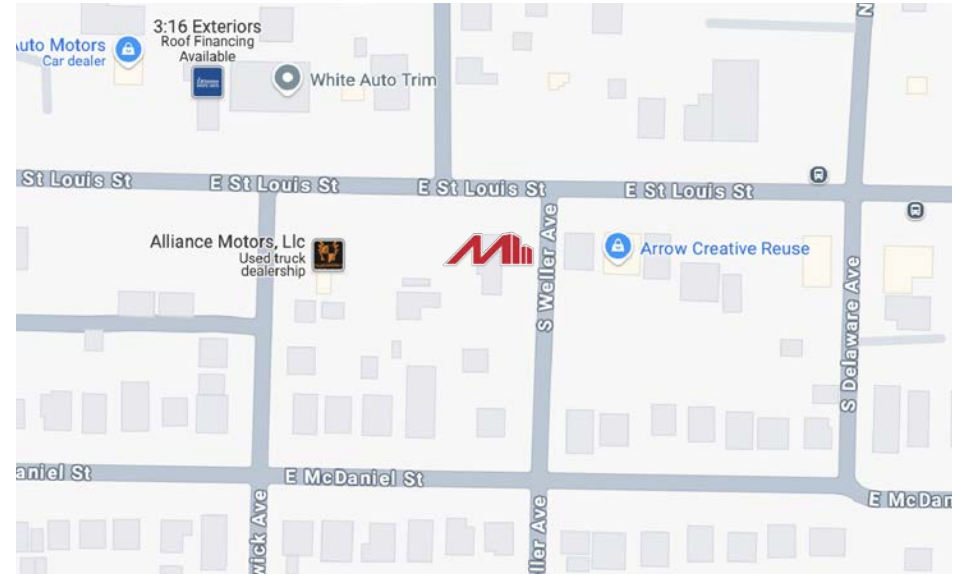
OFFICE PROPERTY

- 3,841 SF m/l
- Free standing zoffice building
- Recently renovated
- 4-5 offices
- Paved Parking 6-10 Spaces
- 0.23 Acres M/L
- Zoned Commercial-All Types

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 **MURNEY COMMERCIAL**
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EXECUTIVE SUMMARY



PROPERTY SUMMARY

LIST PRICE	\$369,000
LOT SIZE	0.23 acres
BUILDING SIZE	3,841 SF
BUILDING CLASS	CS
PARKING	Paved Lot
ZONING	Commercial-All Types
MARKET	Springfield
TAXES	\$1,460.61

PROPERTY OVERVIEW

Excellent free standing office building recently remodeled with a professional feel and comfort. Perfectly set up with 4-5 offices, reception area, conference room and main floor restroom. Hardwood floors and wood planking throughout. 3 of the offices are setup with a coffee station sink/mini fridge/microwave combo, 1 has a fireplace. Also, there is a fully remodeled 2nd floor attic level with full bath/restroom, coffee station sink/microwave combo and lots of light. Basement is wide open with fireplace and full bath/restroom for that needed storage. Also, accessed through a connected breezeway is a separate office with upper floor loft, coffee station/sink/microwave combo and a full bath/restroom. The building has been rewired with 5 electric meters for possible individual office set up. HVAC is newer (2017) per unit(s) date. Paved parking with 5 striped spaces plus an ADA space. This property is zoned CS- Commercial Services with most uses permitted. Full City Utilities (gas needs meter as it would be for the fireplaces). All ready to occupy.

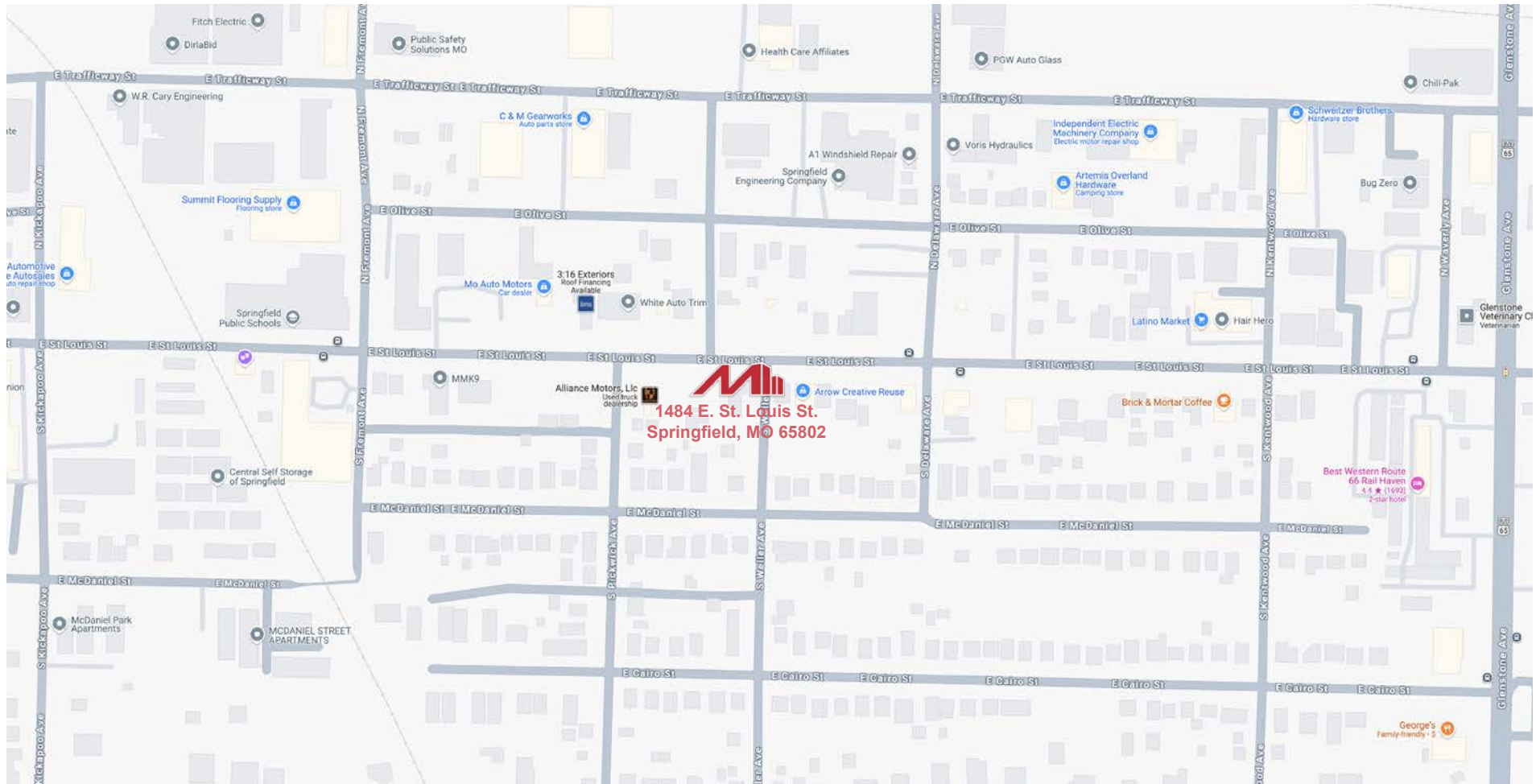
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



SITE LOCATION



DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**OFFICE
PROPERTY**

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