

SALE

4,160 SF Auto Shop

1460 N FOREST AVE

Springfield, MO 65802

PRESENTED BY:

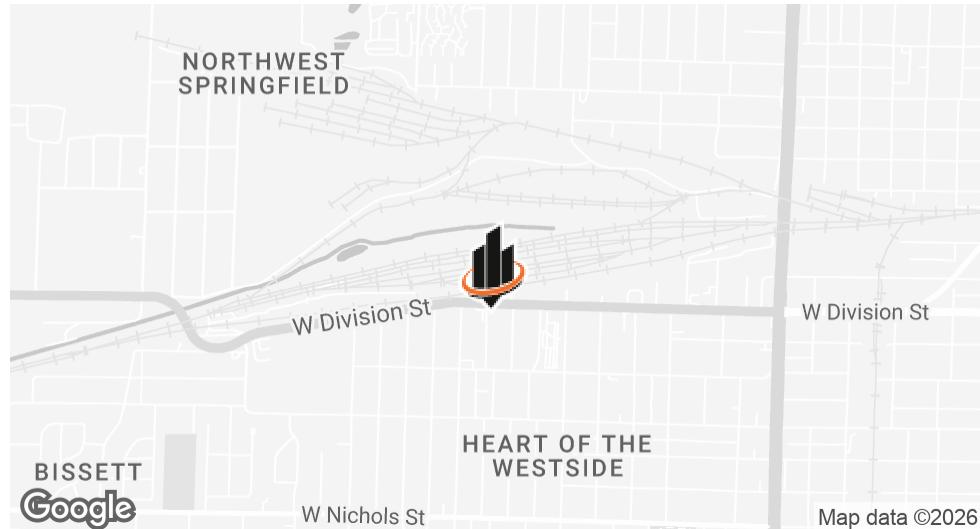
JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$295,000
BUILDING SIZE:	4,160 SF
PRICE PER FOOT:	\$70.91/SF
ZONING:	Highway Commercial (HC)
POWER:	3-Phase
INCLUDED VACANT LOT SIZE:	0.33-acres

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PROPERTY DESCRIPTION

Thank you for viewing this 4,160 SF shop building for sale at 1460 N Forest Ave in Springfield, Missouri. The building features a fresh exterior look, including new siding, roof and overhead doors in 2023. In addition to these exterior improvements, the building features a fenced yard, 3-phase power, a built-in paint booth, private office and lobby, storage room and warehouse featuring four overhead doors, two 10 ft high and two 8 ft high. The sale also includes a 0.33-acre vacant lot Southeast of the subject property. See listing for details. To view this rare opportunity, please contact the listing agent. Thank you!

LOCATION DESCRIPTION

Located in NW Springfield, just west of the busy intersection of Division Street and N Kansas Expressway. Notable neighboring businesses include BNSF Railroad, Purina, Springfield Ready Mix, O'Reilly Auto Parts, Home Outlet, City Utilities Operations Center, and more.

ADDITIONAL PHOTOS

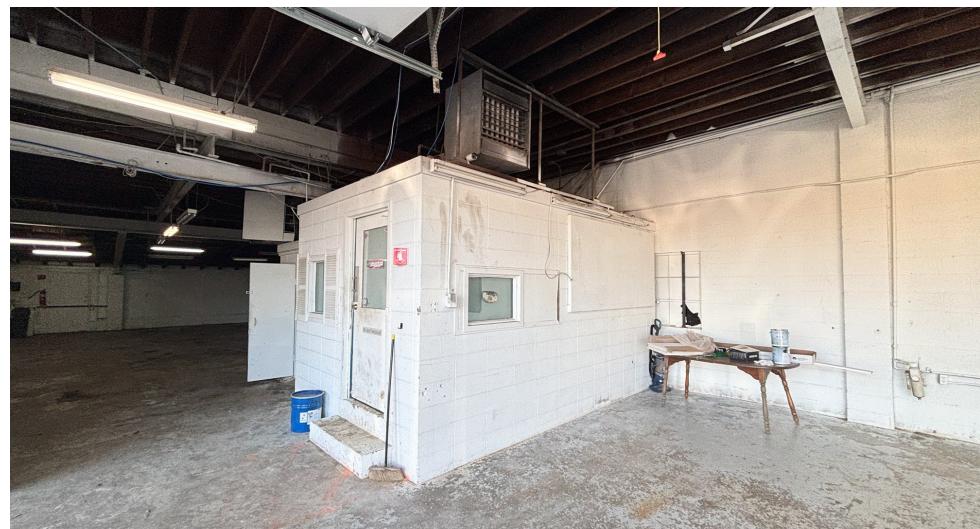


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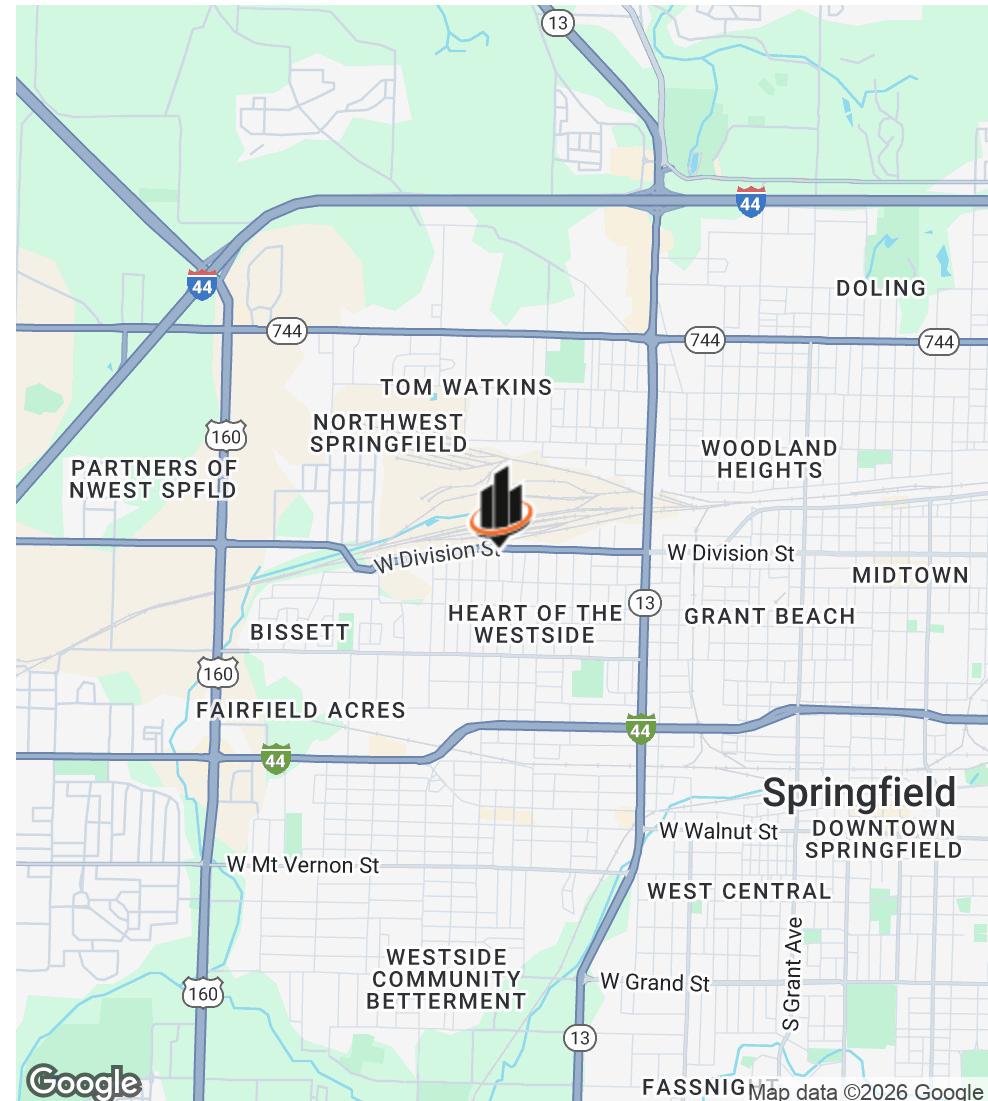
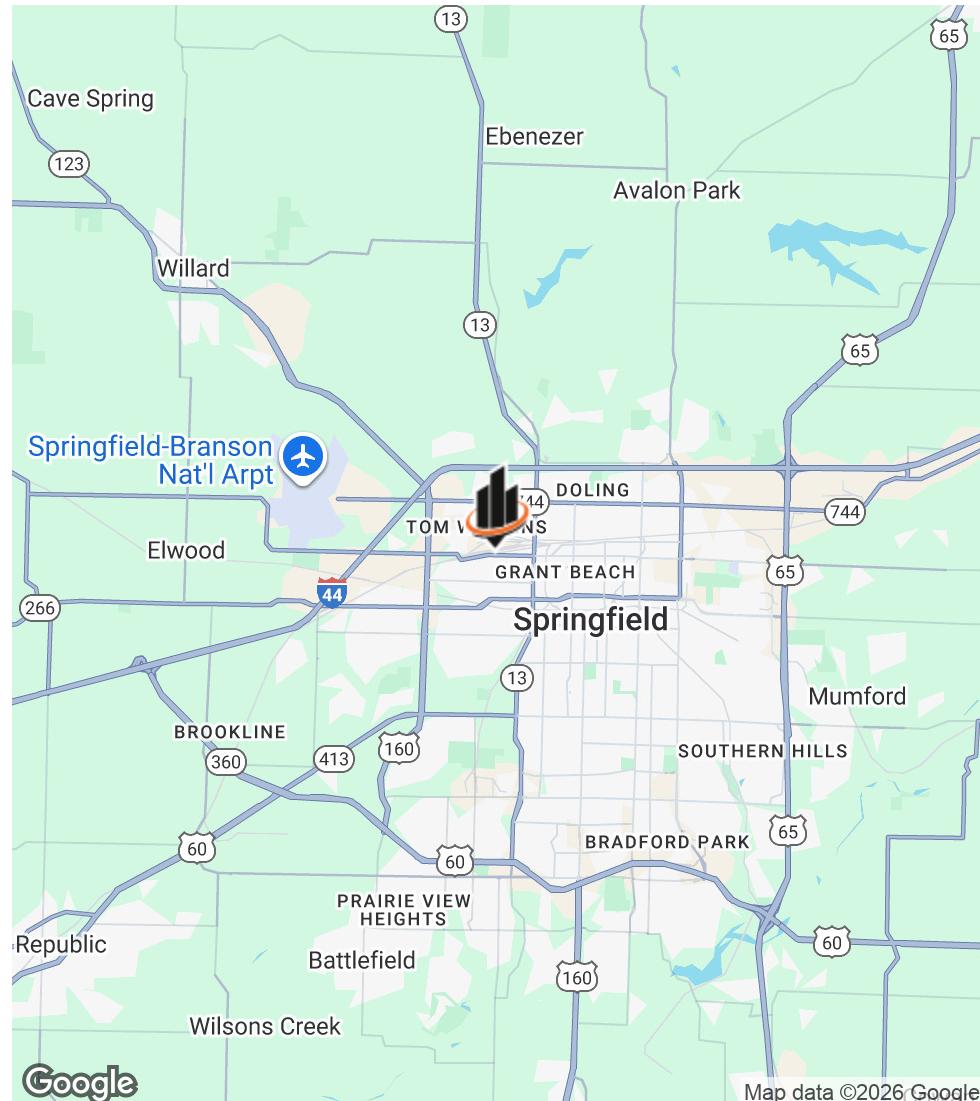


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LOCATION MAP

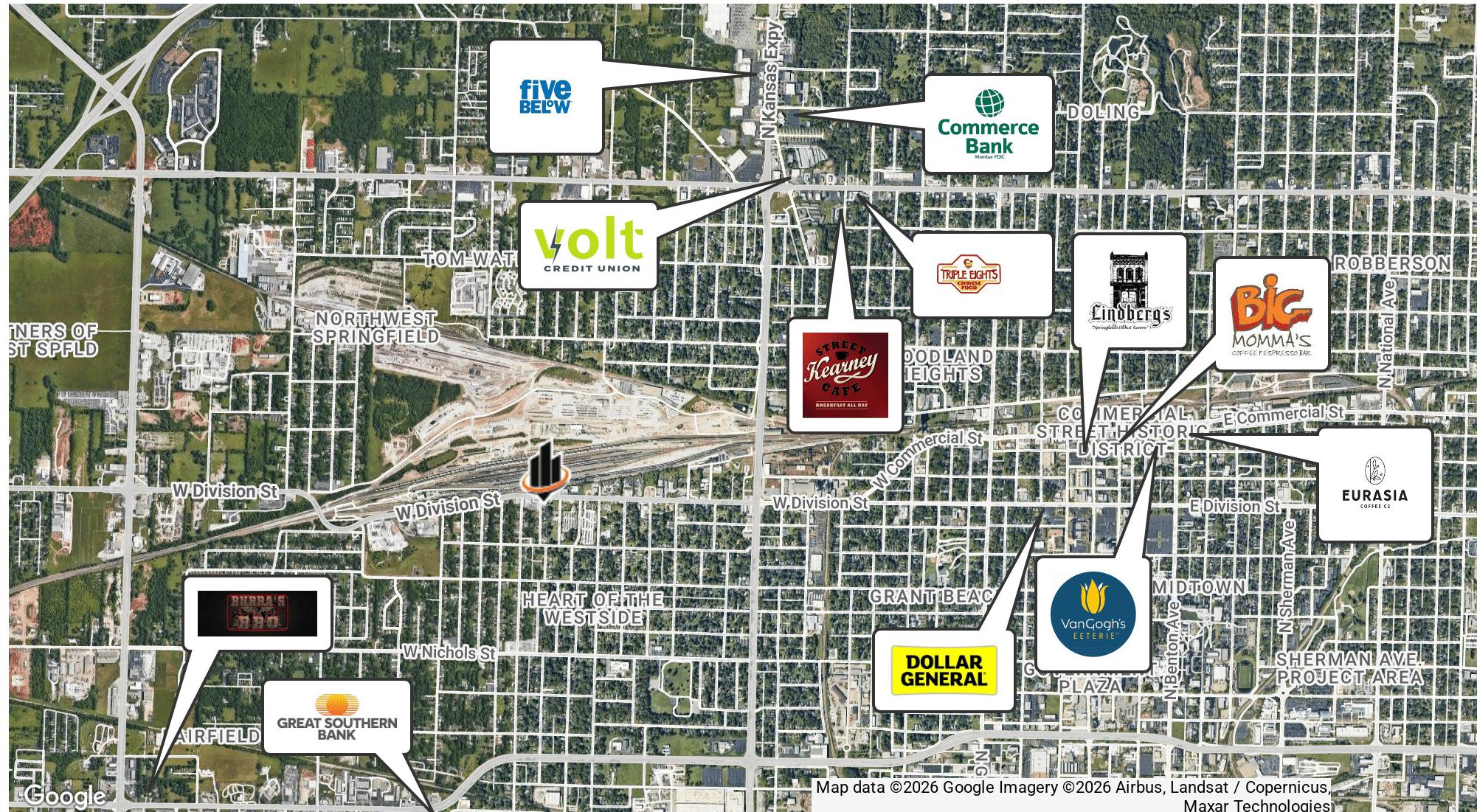


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RETAILER MAP



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SVN | RANKIN COMPANY, LLC

ADDITIONAL LOT:



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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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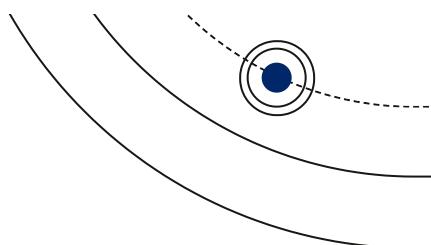
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The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



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SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhon, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.



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ADVISOR BIO



JACK RANKIN

Associate Advisor

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Direct: **417.860.9951** | Cell: **417.860.9951**

PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

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