

Commercial 230201

5571 N Main Road, Joplin, MO 64801

Status: Active Listing Price: \$7.5

Lease Amount: \$5,000

LO: GLENN GROUP LLC 417-434-4845 LM: David Glenn 417-434-4845 CLM: Luke Gibson 417-359-6868

County:	Jasper	Area:	07 - Carl Junction Area
Commercial Type:	Commercial	Year Built:	1994
List Price/SqFt:	0	Unit #:	
Age:	21 - 30	Total Acres:	4.97
In City Limits:	Yes	Variable Acres:	No
Lot Size:	170 x 1275	Road Frontage:	
Sale/Lease:	Lease	Zoning:	
Lease Amount:	5,000	Taxes Assessed:	Yes
Parcel #:	18-930122-0000	Tax Type:	Both
Electricity On:	Yes	Total Tax:	21,342.2
Tax Value Available:	Yes	REO:	No

Sentrilock Box:	No	Sentrilock Serial #:		Occupancy Status:	Tenant
Gas Meters:		Electric Meters:		Water Meters:	
Total Parking Spaces:		Parking:	Private Lot		
Gross Lease Sched #:					
Net Operating Income \$:					

Apx Total SqFt: 8,000	Apx SqFt - Retail: 8,000	Sq Ft Source: County Tax Records
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Features: Display Window; Inside Storage	Possession: At Close; Negotiable; Subject to Tenant Rights
Showing Instructions: 24 Hour Notice; Call LA for Appt	Lease: Triple Net
Utilities: Elec - Liberty; Sewer - City; Water - City	Heating: Forced Air
Basement: No	Lockbox Location: Lockbox Type: None; Call for Instructions
Basement/Foundation: Slab	Flooring: Carpet; Concrete; Vinyl
Current Use: General Retail	Financing: Cash; Conventional
Fencing: None	Cooling: Central
Rd Access/Maint: Access - Paved; Access - State; Maint - State	Roof: Metal
Ceiling Height: 10 Ft Clear; 8 Ft Clear	Property Condition: Existing Structure
Traffic Count: 10K - 15K	

Directions: From Stone's Corner (N Main and 171), south on Main to property on west side. Former Metro Appliances.
Agent Remarks: Call LA for appointment. Showings must be scheduled at least 24 hours in advance and will need to comply with Tenant's requirements.
Public Remarks: Excellent 8,000 sq ft retail space on high traffic N Main corridor! Currently occupied by Metro Appliances until they relocate to their new location in 2023. Additional 5,000 sq ft warehouse space also available for lease, should the Tenant need additional storage space.

Listing Date: 01/12/2023	Original List Price: \$7.5	Office Exclusive: No	List Type: Exclusive Right to Lease
Status Change Date: 01/13/2023	Combo Box Y/N: No	Transaction Broker \$ or %: 0%	VRC: No
Expiration Date: 04/30/2023		Sub Agency \$ or %: 2.7%	CID/CIP: No
		Buyer's Agency \$ or %: 2.7%	DOM: 5
		Comm Paid on Net: No	
		Lease Terms: NNN	

LM: David Glenn 417-434-4845, Lic. # 1999050529

LO: GLENN GROUP LLC 417-434-4845, Lic. # 2006022522