

For Your Investment Consideration

229 E Commercial

Springfield, MO



For Sell or Lease

10,149 square feet

Keaton Snow

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REECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

FOR INFORMATION CONTACT

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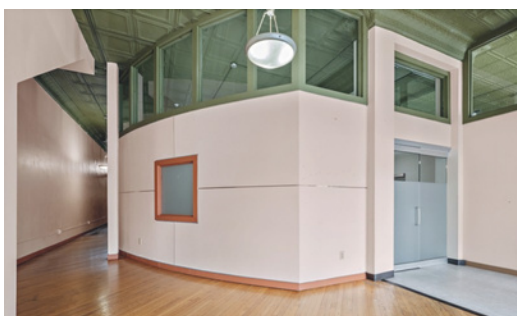
Sell

\$1,150,000

Lease

\$11psf MG

Commercial Street Historic District



Over 10,000 sq ft Fully Renovated & Updated
229 E Commercial Street,
SPRINGFIELD, MO

Property Features



This historic property is ready for use in its current configuration, or can be easily altered for lofts, office, or unique retail due to:

- Two separate, fully accessible retail spaces on the first floor, one includes a kitchen and showering facilities
- Mezzanine overlooking the first floor
- Separate ingress & egress for 5,000 square foot second floor
- Unique configuration of larger open spaces and smaller offices on all floors as well as the mezzanine

Two retail spaces on the first floor, a mezzanine, and 5,000 square feet on the second floor!

Built in 1884, this historic C-Street building has been completely remodeled to current code and is ready for offices, retail space, training facility, technology...the possibilities are endless. Located in the desirable and trendy Commercial Street district close to OTC and Drury, restaurants, downtown, and adjacent access to transportation and shopping. This building features updated electrical and plumbing, modern design, street level access to the second floor, office/retail space with a separate entrance, and the Commercial Street C-1 zoning currently permits residential use.



229 E Commercial Springfield, MO

A historic building from 1884, updated to today's standards

Showings by
appointment only
Call (417) 860-4955
to view the building!



**CONTACT US
TO SHOW
TODAY!**

MLS Listing #60219040

Direct: (417) 860-4955

Office: (417) 227-2794 J



Building Finances:

2021 Gross Income:
\$107,208

Property Taxes:
\$6,276.52

Full Profit and Loss Statements
available upon request for 2021
keaton.snow@reececommercial.com

Become Part of the C-Street Plan

Building Story

This building was built between 1884 and 1886. It served as a furniture store for many years before becoming the Busy Bee clothing store. In 1998, the transformation of the building began when the City of Springfield partnered with Historic Developments, LLC to create this project. The building opened as a state of the art massage therapy training center in February, 2000. Since that time, the building has housed two successful training centers. The building was updated in 2017 with new flooring, plumbing, fire panel, fiber optics, and recently has had new HVAC Units installed. There is no deferred maintenance.

Building Features:

- *Monitored fire and security systems
- *Flat roof
- *Brick exterior
- *Dumb waiter serving all floors

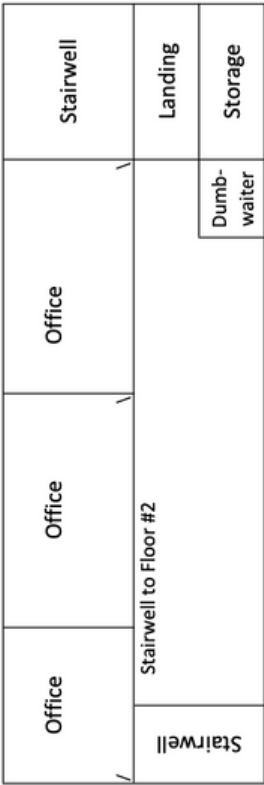
First Floor:

- *Two retail spaces with independent access to each
- *Hardwood Floors
- *Bathrooms with showers
- *Kitchen
- *Mezzanine w/offices overlooking main area

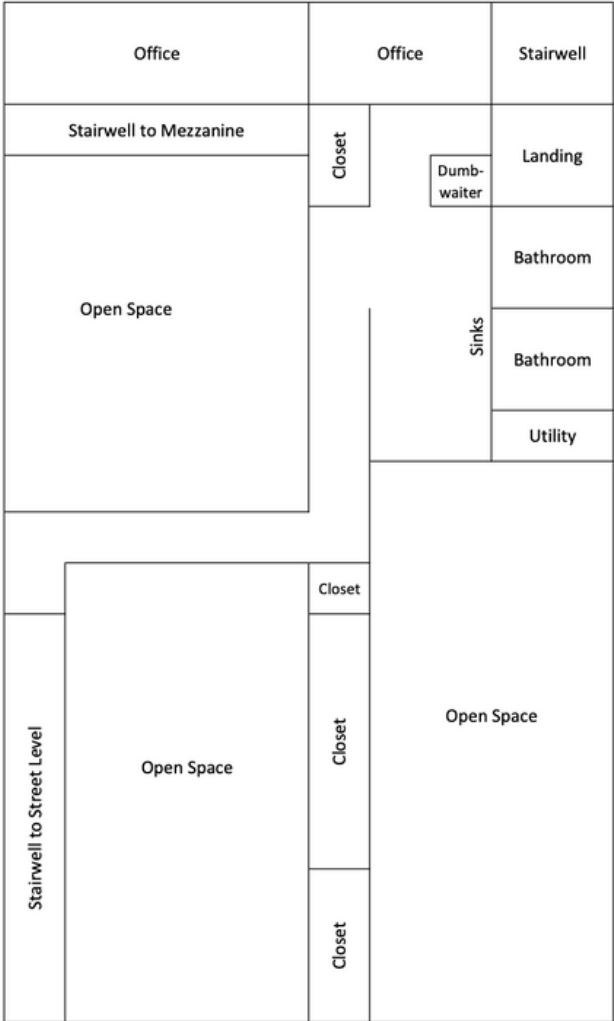
Second Floor:

- *Three large open areas
- *Common area
- *Bathrooms
- *Offices
- *Ingress & Egress from street





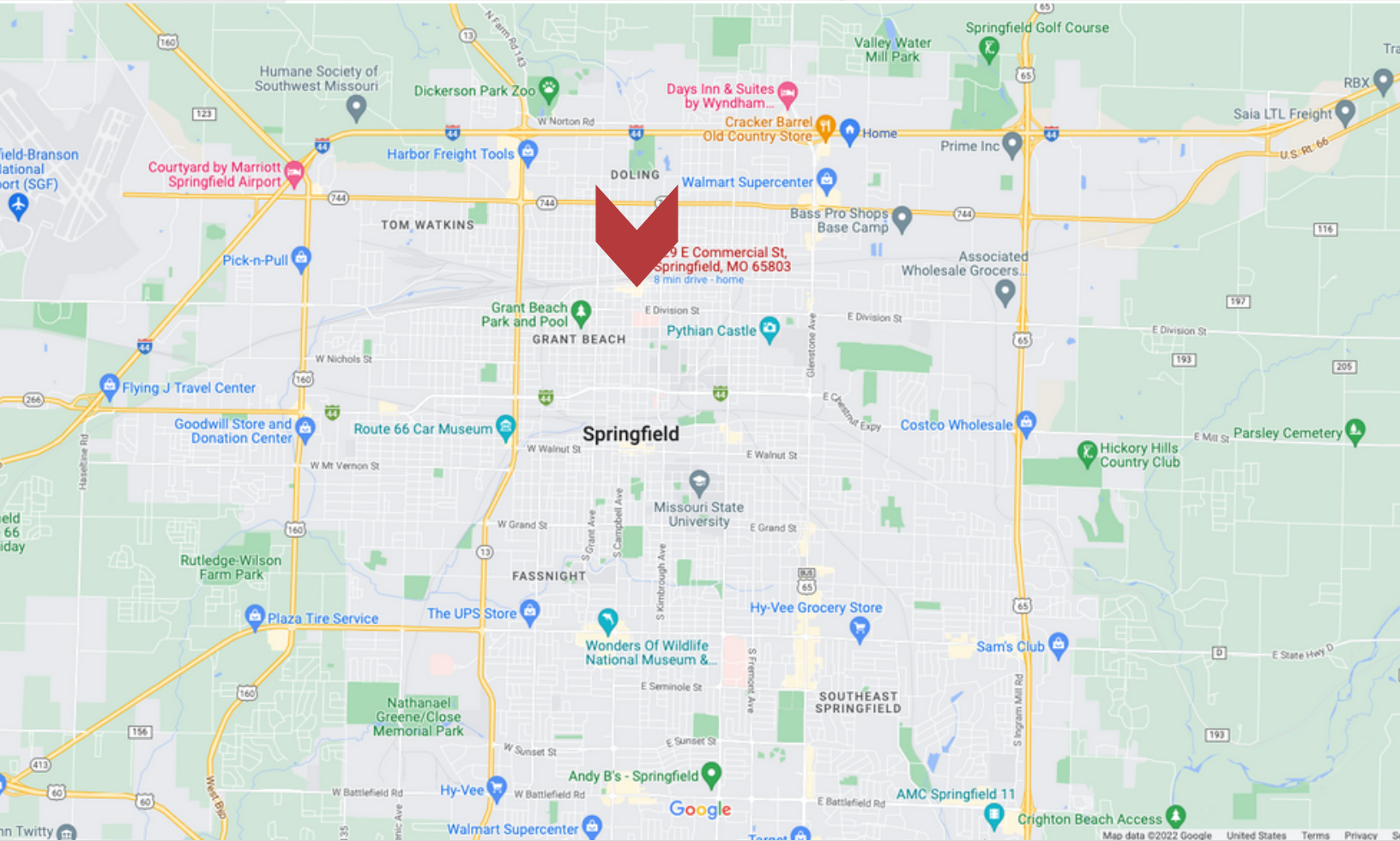
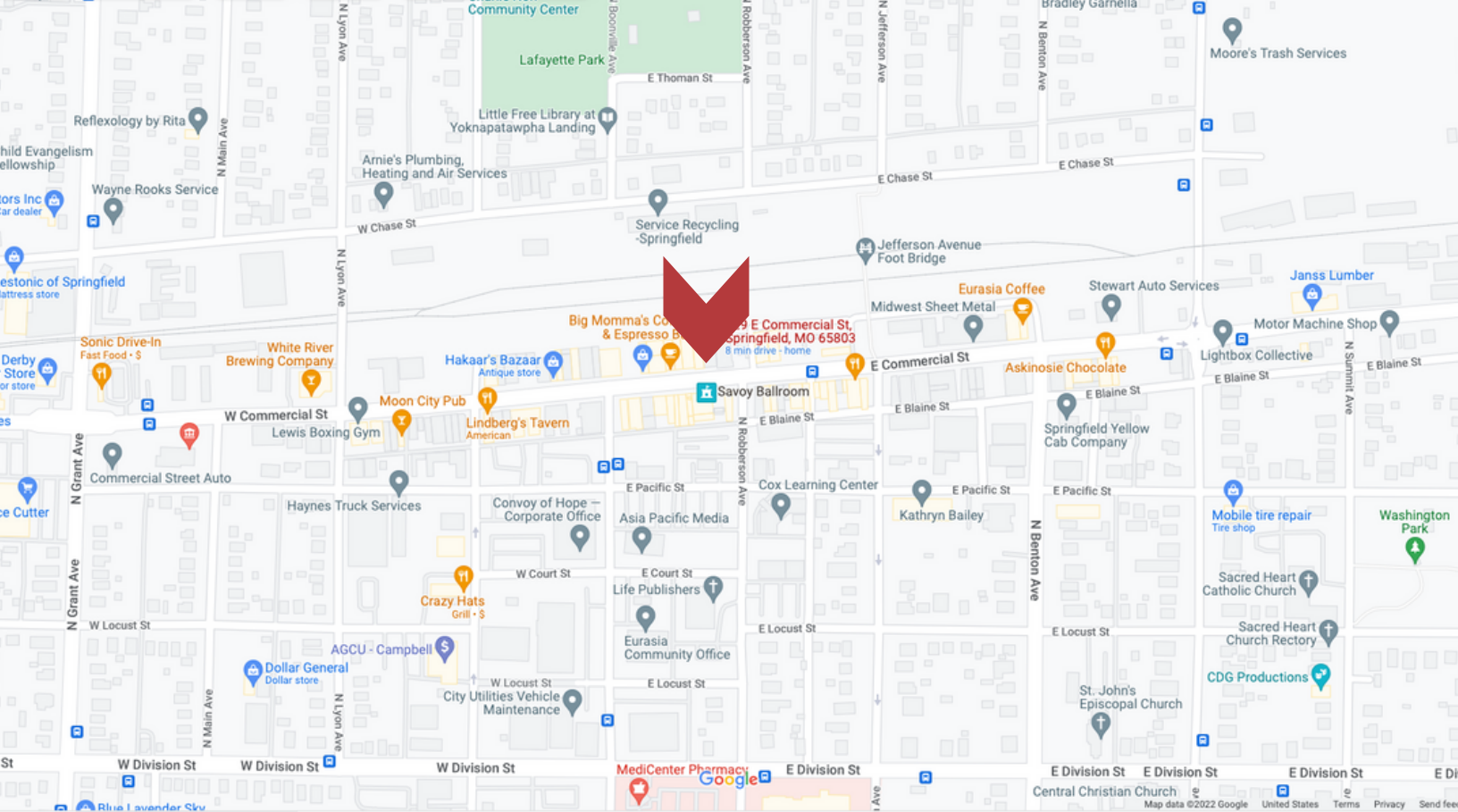
Mezzanine Overlooking Floor #1



Second Floor



First Floor



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