

Commercial 213708

1230 E 7th Street 2, Joplin, MO 64801

Status: Active Listing Price: \$9
Lease Amount: \$9

County: Jasper	Area: 04 - Joplin City - SE
Commercial Type: Commercial	Year Built: 1956
List Price/SqFt: 0	Unit #: 2
Age: 51+	Total Acres: 315
In City Limits: Yes	Variable Acres: No
Lot Size: 13.3 ac IRR	Road Frontage:
Sale/Lease: Lease	Zoning: C2-PD
Lease Amount: 9	Taxes Assessed: Yes
Parcel #:	Tax Type: Both
Electricity On: Yes	Total Tax:
Tax Value Available: No	REO: No
No Tax Value Explanation: N/A	



Gas Meters:	Electric Meters:	Water Meters:
Total Parking Spaces:	Parking: Private Lot	

Apx Total SqFt: 10,997 **Sq Ft Source:** County Tax Records

Features: Columns; Display Window; Entrance - Common; Entrance - More than 1; Handicap Access; Sign - Roof	Possession: At Close; Negotiable
Utilities: Elec - Liberty; Sewer - City; Water - City	Location: Corner Lot; Downtown Dist; Stands Alone
Basement: No	Lease: Triple Net
Basement/Foundation: Poured	Heating: Forced Air
Current Use: General Office; General Retail; Vacant	Lockbox Location: Lockbox Type: None
Fencing: None	Flooring: Carpet; Concrete; Vinyl
Rd Access/Maint: Access - Paved; Access - State; Maint - State	Financing: Cash; Conventional
Ceiling Height: 14 Ft Clear; 8 Ft Clear	Cooling: Central
Traffic Count: 15K - 20K	Roof: Built-Up
	Property Condition: Existing Structure

Directions: 7th and Main, east to 7th and Illinois to building directly east of Sonic in the Joplin Plaza Shopping Center.
Public Remarks: Excellent office building that will be part of the future redevelopment of the Joplin Plaza! New Tenant on northern portion of building. Building in process of remodel/finish. Owner may consider leasing a smaller portion of the space. Lease rate is \$9/sq ft NNN.

Lease Terms: NNN **VRC:** No
CID/CIP: No

Listing Provided Courtesy of: GLENN GROUP LLC 417-434-4845, Lic. # 2006022522



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