

3,833 SF OFFICE SPACE FOR SALE OR LEASE

1836 E Bennett Street, Springfield, MO 65804



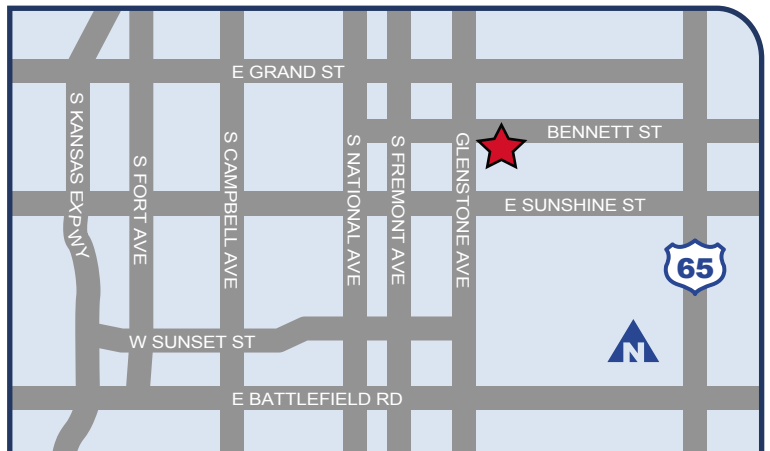
Coldwell Banker Commercial, Vanguard Realtors



PROPERTY OVERVIEW

- 3,833sf in Office Space – 2 Buildings
- \$500,000
- \$9.50/sf or \$3,034/mth/ NNN Leases, Tenants pay all expenses
- 2 office buildings on 1 lot, zoned O-1
- East building is 1,935sf in size
- West Building is 1,842sf in size plus a basement
- Detached garage is 18' x 23' or 414sf in size
- Lot size is .45 of an acre, car traffic can circle around both buildings with parking for 20 vehicles.
- Both buildings have new roofs in 2016 and totally remodel in 2006 and 2007
- Separate utilities for each building, zoned HVAC in both buildings
- Lighted pole sign that is visible from Glenstone Ave
- Property taxes are \$6,297.48 for both buildings

LOCATION MAP



FOR MORE DETAILS CONTACT:

Mark Patrick, CCIM | mark.patrick@coldwellbanker.com
Coldwell Banker Vanguard, Realtors

Direct	417-887-4988	Main	800-887-5950	1334 E. Republic Rd.
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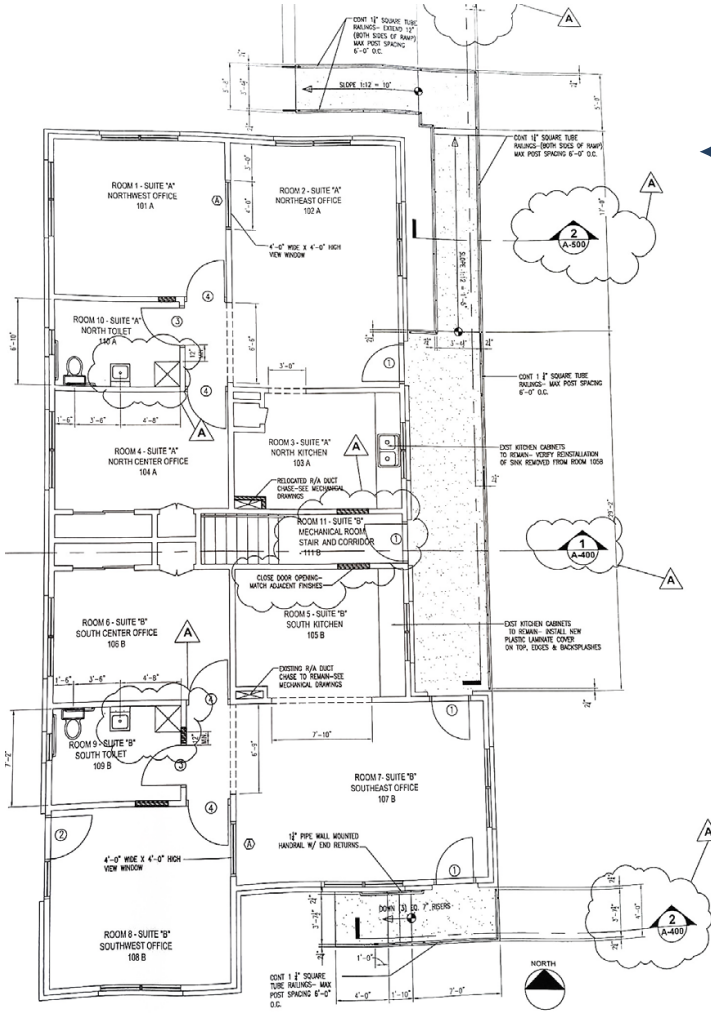
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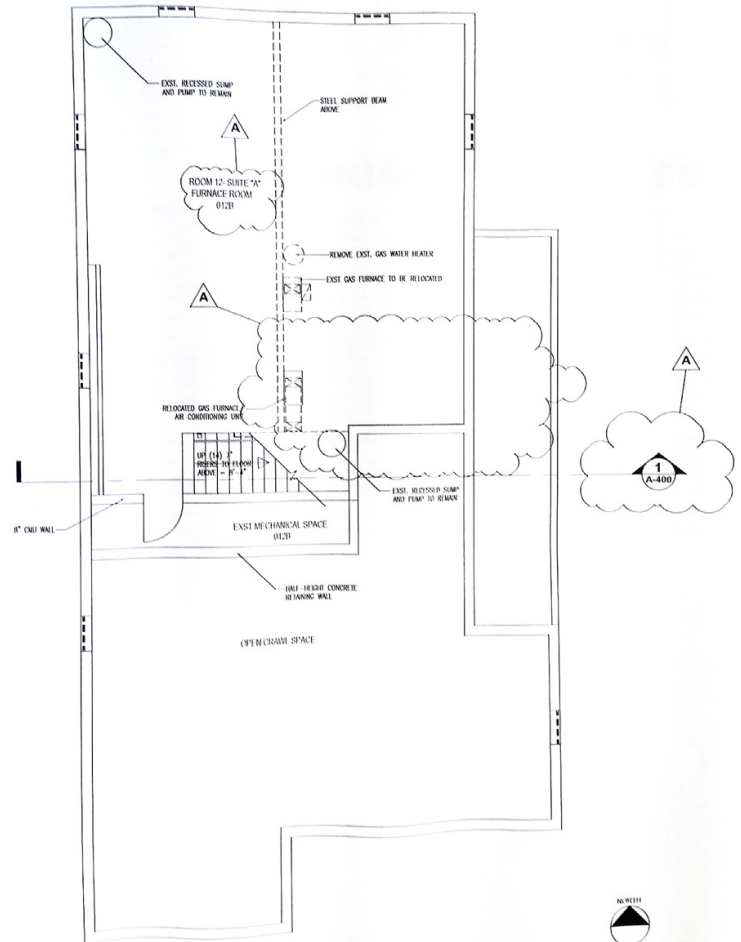
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East Building Ground Floor



East Building Basement

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