



## Occupied Investment Property - For Sale

- Constructed 2000, well maintained.
- Leased through 2028.
- Near I-69 Highway and Faran Street.
- Proximate To: Six Public Schools, Chiefs Training Facility, Missouri Western State University, Hillyard Technical Center, East Hills Mall, Banks, Department Stores, and other Amenities.
- Long term tenant leased since 2000.
- Options to renew past current term.

### For more information:

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## Building Specifications

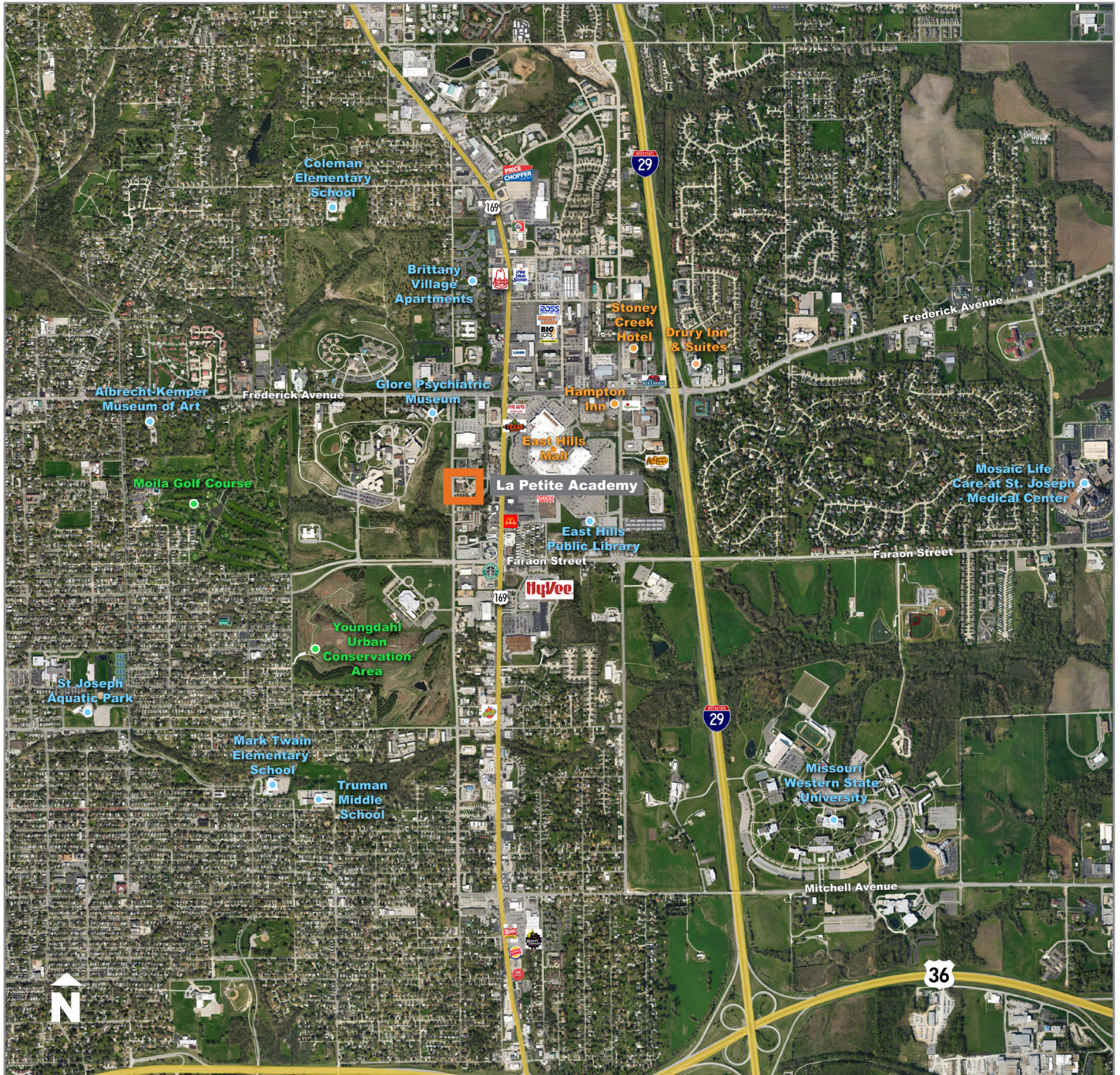
Total Building Square Feet:	5,501 SF
Year Built:	2000
Lot Size:	32,278 SF
Frontage:	150 FT
In/Out:	Williamsburg Road
Parking:	24 Spaces
NOI:	\$68,080.56
Leased Through:	June 2028
Lease Type:	Percentage
Offering Rate:	\$980,000
Occupancy:	100%
Property Taxes:	2023 - \$11,415.52

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## Exterior Photos



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