



Real Estate Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.
www.BarnesRealty.com

**18156 Hwy 59
Mound City, MO 64470
(660) 442-3177**

**1711 Oregon
Hiawatha, KS 66434
(785) 742-4580**

**1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010**

Commercial Property, 601 State Street, Mound City, MO.

This is a very large attractive commercial building including 3 levels plus a basement! With its great Main Street corner location, current income from three business renters and plenty of space for more, this is an opportunity with UNLIMITED income possibilities!! At one time, this building had a total of 9 business renters at once! This is a MUST SEE so call and schedule a showing today!

LOCATION:

Located in a great main location on State St.
in Mound City, Mo just off of 1-29.

PRICE:

\$75,000.00

IMPROVEMENTS:

3 A/C units
3 gas furnaces
Spaces currently rented have been remodeled & updated.
First floor has NEW WINDOWS!
Roof is flat and in good condition.

TAXES:

The 2016 taxes were \$1,437.48

RENTAL STATUS:

Three current Businesses renting space.
The property is available possession at time of closing.

LISTING AGENT:

Billie Paul Sharp
(660) 572-0029 or bpsharp@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners.

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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur.

It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



Commercial Property, 601 State Street, Mound City, MO.
Photos



Commercial Property, 601 State Street, Mound City, MO.



***First Floor
Rose Petals Flower Shop***



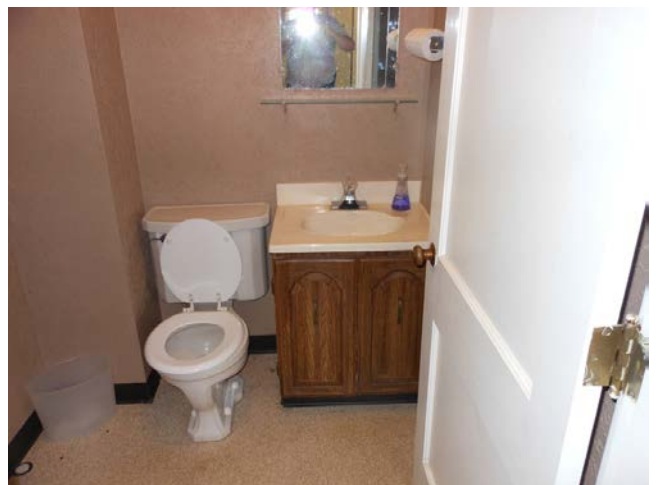
Commercial Property, 601 State Street, Mound City, MO.



Lindsey's Shear Perfection



Mound City Chiropractic Health & Wellness



Commercial Property, 601 State Street, Mound City, MO.



Second Floor



Commercial Property, 601 State Street, Mound City, MO.



Third Floor



***Commercial Property, 601 State Street, Mound City, MO.
Basement***

