



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**

Extreme Fireworks, Mound City, MO

1005 Junction Rd. Mound City, MO

This is a great business opportunity in a wonderful community! This multi-purpose building is currently used as a successful fireworks business a couple of months out of the year and a place to book for special occasions throughout the rest of the year! The building sits on a 150' X 150' lot including city water and sewer and in the city limits of Mound City, MO. Established business Opportunities like this in a small community do not come up very often, so act NOW! Call Billie Paul Sharp today for a showing!

LOCATION:

Located just off of I-29 & US 159/ Exit 84

PRICE:

\$300,000.00

IMPROVEMENTS:

Like new GREAT 5,408 Sq. Ft. building built in 2013.

TAXES:

2017 taxes were \$2,200.16 on building and 0.52 acres.

OTHER FEATURES:



- | | |
|---|---|
| <ul style="list-style-type: none"> • GREAT location right of I-29 • Newer HUGE Metal building • 4 - Air conditioner units • 328 new Rubbermaid chairs & 50 new fold up tables • Stove, microwave, refrigerator • Nice kitchen and storage room • 2 - 200 Amp breaker boxes | <ul style="list-style-type: none"> • One roll up garage door for vehicle access • 2 - walk n door entries • 8" insulated walls • 18" insulated ceiling • Fire alarm (in bldg. notification only) • Security system • Front porch with concrete 10' X 40' |
|---|---|

RENTAL STATUS:

Building gets rented for special occasions, Buyer would honor all existing booked reservations.

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. Brokers should call our office for details of our Co-Brokerage Policy.

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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 himself 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.

Extreme Fireworks, Mound City, MO
1005 Junction Rd. Mound City, MO
Google Aerial



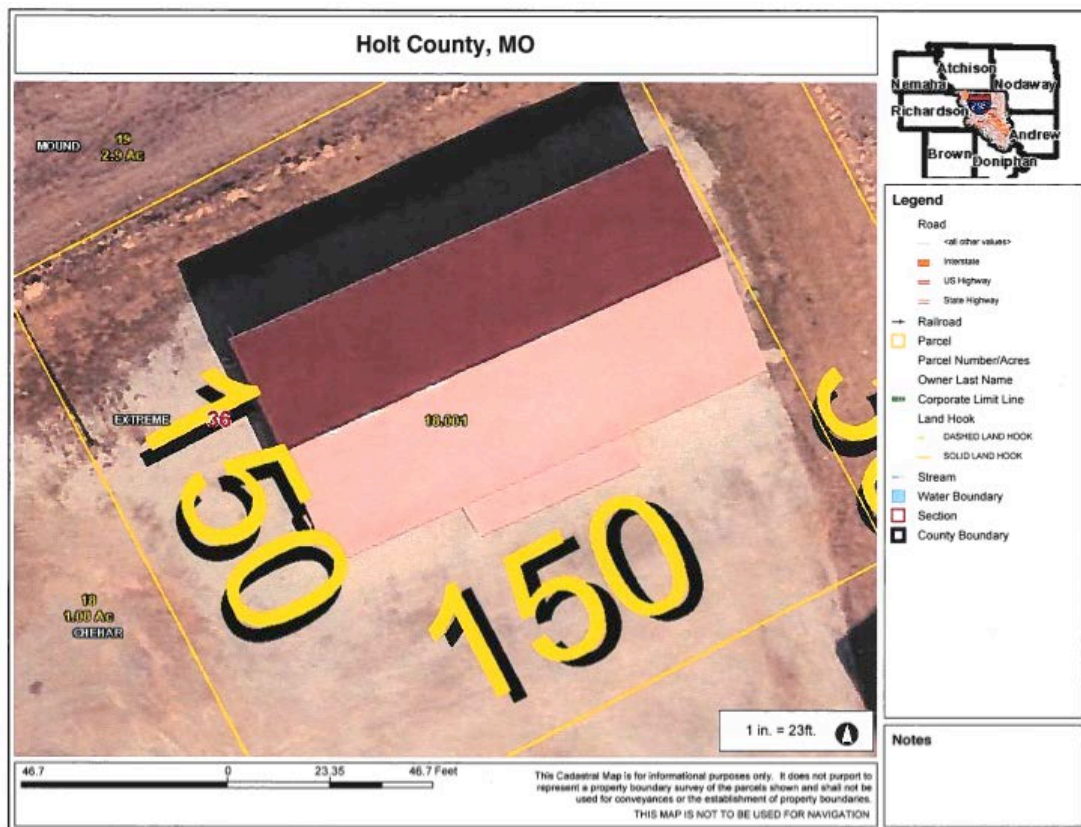
General Location



Extreme Fireworks, Mound City, MO
1005 Junction Rd. Mound City, MO
Driving Map



Tax Map



Extreme Fireworks, Mound City, MO

1005 Junction Rd. Mound City, MO

Photos



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