



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

Office Space & Auto Service Center ***302 Nebraska Street, Mound City, MO 64470***

ENDLESS POSSIBILITIES WITH THIS ONE!

This building is truly a wonderful investment! It has MULTIPLE separated multi-use office spaces that can be (and have successfully been) rented out to different companies! The front office was previously leased to the Missouri License Bureau for 9 consecutive years! Security is not an issue here, as there is already a security system in place! This offering has divide options with OR without extra lots across the street and options include auto shop repair equipment on-site and building contents! (NOTE: The car on hoist pictured is not included) Contact Agent for more details!

LOCATION:

Located halfway between Omaha, NE. & Kansas City, MO. just approx. 37 miles North of St. Joseph, MO. Take I-29 to Mound City exit #84.

PRICE:

BUY IT ALL: \$175,000.00 (Service shop, auto shop repair equipment, furnishings and all 9 lots)

DIVIDE OPTION #1: \$150,000.00 (Service shop, auto shop repair equipment, furnishings and NO extra lots across road)

DIVIDE OPTION #2: \$125,000.00 (Service shop, NO furnishings and NO extra lots across road)

IMPROVEMENTS:

Newer electric overhead door with remote
Showroom area
3 Hoists (2- 12,000# automotive, 1- 10,000# challenge)
3 + Office spaces with partition dividers
3 Security cameras (2 indoor, 1 outdoor)
Extra outdoor parking

YEAR BUILT:

1946

LOT SIZE:

Approx. 0.51 acres

TAXES:

2019 taxes were \$1,805.41

RENTAL STATUS:

Available for 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. 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.

Office Space & Auto Service Center
302 Nebraska Street, Mound City, MO 64470
Google Aerial



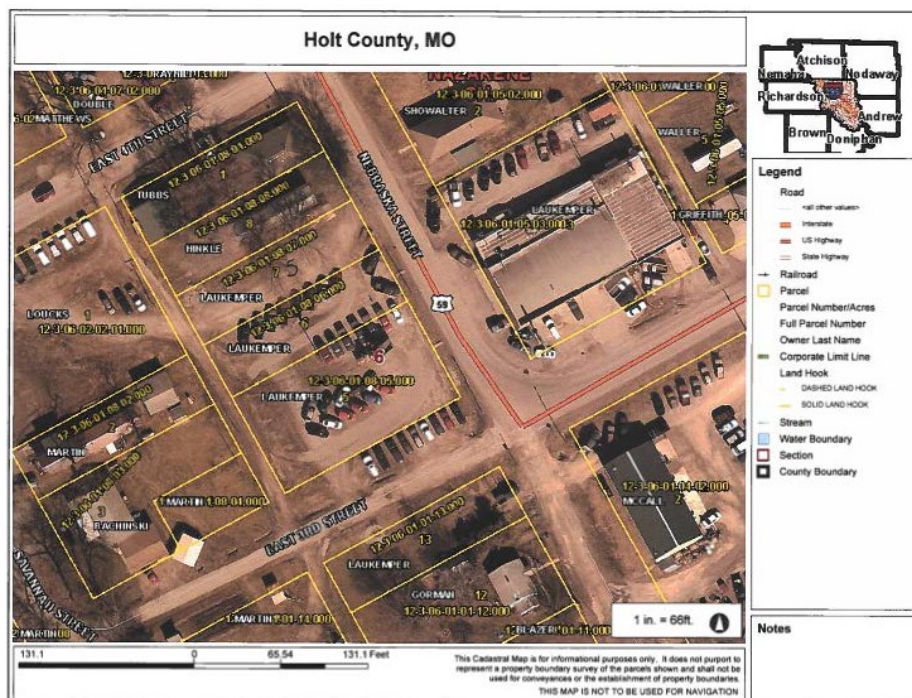
General Location



Office Space & Auto Service Center
302 Nebraska Street, Mound City, MO 64470
Driving Map



Tax Map



Office Space & Auto Service Center
302 Nebraska Street, Mound City, MO 64470
Photos



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