



**REECE**  
COMMERCIAL REAL ESTATE  
a Berkshire Hathaway Affiliate

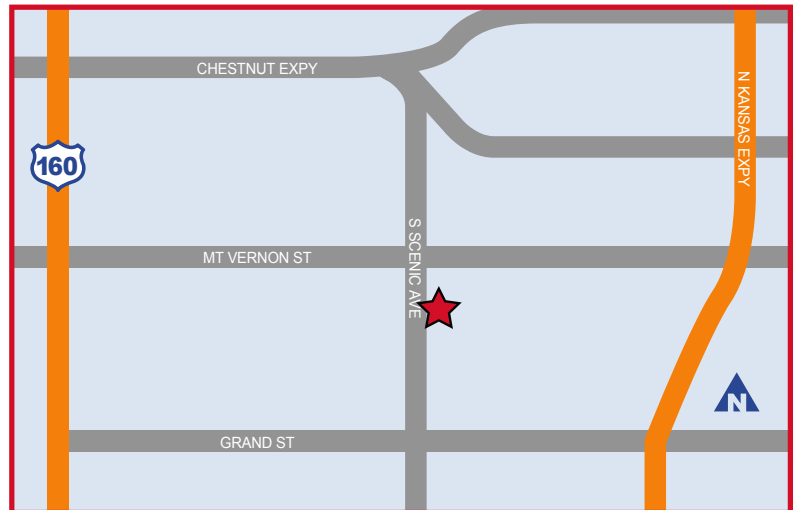
**5,950 S.F. AUTO REPAIR FACILITY FOR SALE OR LEASE**

**706 S Scenic, Springfield MO 65802**



## PROPERTY DETAILS

- 9 Overhead Doors, with 8 Service Bays, see Floor Plan for Door Sizes.
- 800sf Dedicated to Waiting Room, Restroom, & Office, plus a Shop Restroom and Breakroom, All With Heat & A.C.
- All Service Bays are Heated, and 6 of the 8 Service Bays Have A. C.
- 4,000sf Original Building Constructed in 1996 with 11' Ceilings - 1,960sf High-Bay Addition in 2016.
- For Sale - \$469,000 or \$78.82/sf.
- For Lease - \$3,300/month, \$6.66/sf, NNN Tenant Pays All Property Operating Expenses.
- 2019 Property Taxes are \$6,312. Land Size .55 Acres.



## FOR INFORMATION CONTACT

**Mark Patrick, CCIM**

**Reece Commercial, Inc.**

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3600 S National, Springfield Missouri 65807

417-839-1700 mobile

417-882-5710 office

DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



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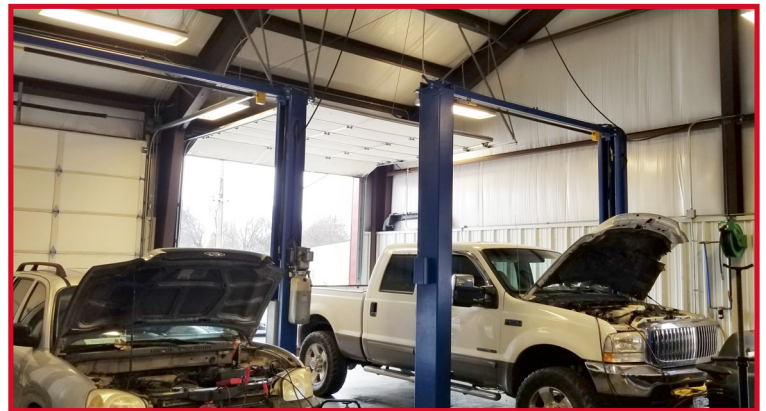




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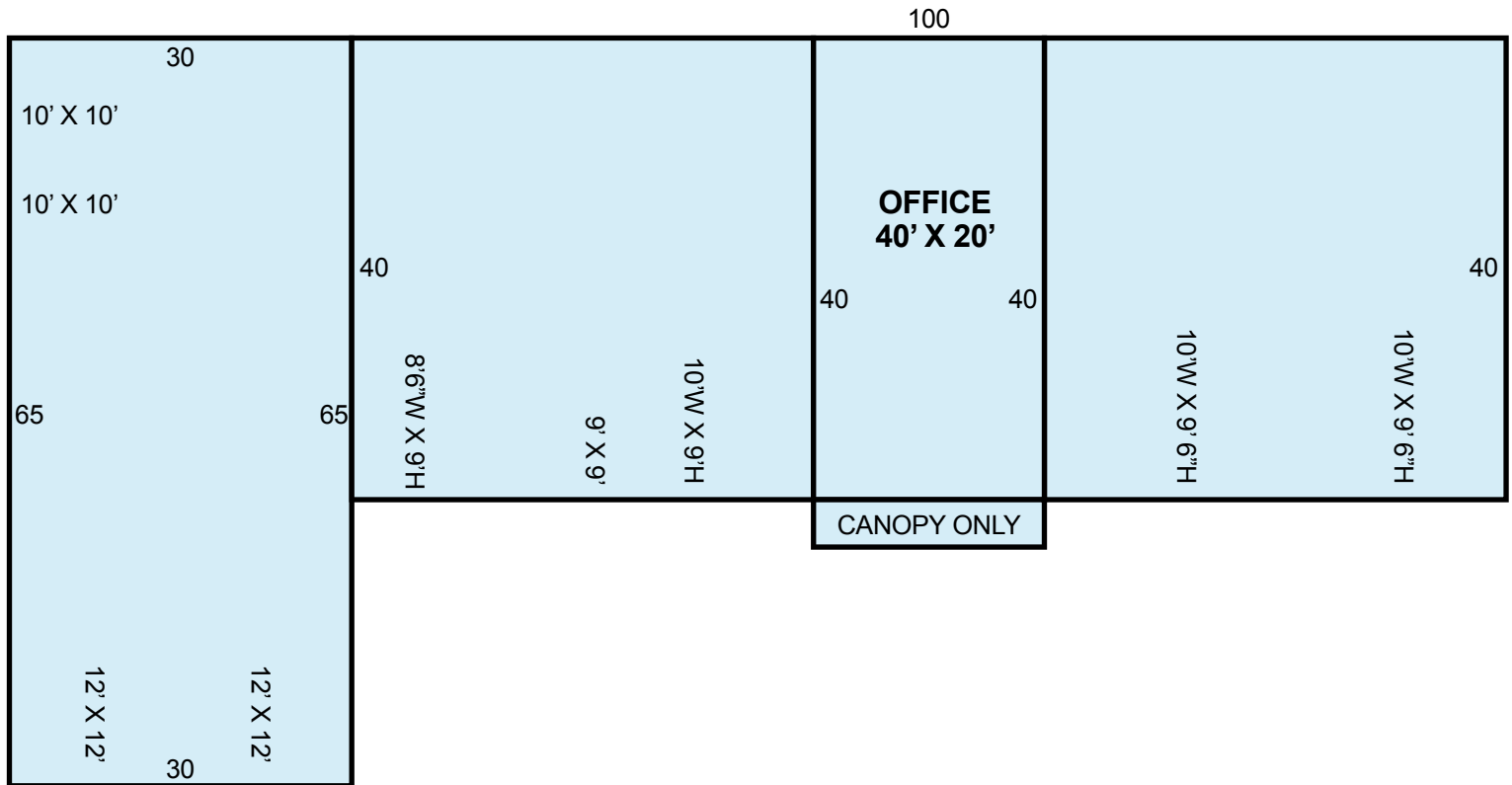


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## Floor Plan and Door Sizes



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